

CONSERVATION COMMISSION AGENDA  
REGULAR MEETING (VIRTUAL)  
Thursday, January 9, 2025, 7:30 P.M.  
Town Office Building, 15 Gilead Street, Hebron, CT

RECEIVED  
2025 JAN -3 A 9:43  
V.D. Kost.  
HEBRON TOWN CLERK

REGULAR MEETING (VIRTUAL)

Conservation Commission Regular Meeting (Virtual)  
Jan 9, 2025, 7:30 – 10:30 PM (America/New\_York)

Please join my meeting from your computer, tablet or smartphone.

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**REGULAR MEETING OF JANUARY 9, 2025**

- I. Call to Order/Roll Call
  - A. Seating of Alternate
- II. Approval of Minutes – Regular Meeting – November 14, 2024
- III. Additions to the Agenda
- IV. Recognition of Guests: Opportunity for citizens to briefly address the Commission on non-agenda items.
- V. Violations
- VI. Pending Applications
- VII. New Applications
  - A. **Petition 2025-1; 564 East Street, Bruneau, Bobby and Diana, Subdivide an 8.26 Acre Parcel Into Three Lots with No Proposed Activities Within the Inland Wetlands Regulated Area**
  - B. **Petition 2025-2; Church Street, Parcel 12-18, Lot 4, Comer, Bria, Construction of a Nursery Farm Market with Greenhouse and Associated Parking with 0.05 Acres of Activity Within the Upland Review Area**

**CONSERVATION COMMISSION**  
**AGENDA (cont.)**  
**REGULAR MEETING (VIRTUAL)**  
**Thursday, January 9, 2025, 7:30 P.M.**  
**Town Office Building, 15 Gilead Street, Hebron, CT**

**C. Petition 2025-3; Church Street, Parcel 12-18, Lot 3, Comer, Bria, Construction of a Mini Golf Course and Associated Pavilion, Clubhouse and Parking with 0.38 Acres of Activity Within the Upland Review Area**

VIII. Wetlands Agent Approvals

IX. Pre-applications

X. New Business

- A. Referral of Hebron Planning and Zoning Commission **Petition 2024-29 & 30** **Petition of the Town of Hebron Parks and Recreation Department for Special Permit and associated Site Plan to construct a dog park and associated improvements on approximately 1.5 acres at Parcel 12-9C Church St, part of the Raymond Brook Preserve, Residence-1 District**

XI. Other Pertinent Business

- A. Election of Officers

XII. Correspondence

- A. Correspondence dated December 17, 2024, from the Connecticut Siting Council to Thomas Loto, regarding **Application of Tarpon Towers III, LLC and Cellco Partnership d/b/a Verizon Wireless for a Certificate of Environmental Compatibility and Public Need for the Construction, Maintenance and Operation of a Wireless Telecommunications Facility at 740 Main Street, Andover, CT**. The foregoing correspondence was an obligatory notice under CGS 16-501 to municipalities located less than 2,500 feet from a proposed facility.
- B. Correspondence dated December 20, 2024, from the Connecticut Land Conservation Council to J. Cordier, titled, "Updates and Highlights". Publication is on file at the Horton House.
- C. Legal Notice of Decision dated November 14, 2024, posted by the Town Clerk for the Hebron Conservation Commission
- D. Correspondence dated December 31, 2024, from Jean Tulimieri to the Hebron Conservation and Inland Wetlands Commission, regarding development in the Hebron Center. Documents attached.

XIII. Liaison Reports

- A. Open Space Land Acquisition Committee  
B. Salmon River Watershed Partnership  
C. Hebron Trail Rangers

**CONSERVATION COMMISSION  
AGENDA (cont.)  
REGULAR MEETING (VIRTUAL)  
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XIV. Adjournment

Next Regular Meeting – February 13, 2025 (Virtual)

JC/dmg

**TOWN OF HEBRON  
CONSERVATION COMMISSION  
Regular Meeting (Virtual)  
Thursday, November 14, 2024 - 7:30 PM**

RECEIVED  
2024 NOV 18 A 8:21  
CJX, Asst.  
HEBRON TOWN CLERK

**MINUTES**

**I. Call to Order/Roll Call**

T. Loto began the meeting at 7:39 p.m.

**Members Present:** Tom Loto (Chair), Chris Frey (Vice-Chair), Dan Seremet, Joanna Chester

**Members Absent:** Jasmin Okugic

**Staff Present:** Jim Cordier

**Guests:** Tom Fenton, Josh Eannotti

**II. Approval of Minutes - October 10, 2024 (Regular Meeting)**

**Motion by J. Chester and seconded by D. Seremet to approve the regular meeting minutes of October 10<sup>th</sup> as submitted. The motion passed unanimously (4-0).**

**III. Additions to the Agenda**

None.

**IV. Recognition of Guests**

None.

**V. Violations**

None.

**VI. Pending Applications**

None.

**VII. New Applications**

**A. Petition 2024-9; Martin Road from Gilead Street to the Marlborough Town Line, Town of Hebron, Removal and Replacement of two Existing Roadway Culverts Associated with Improvements to Martin Road; General Roadway Improvements within the Regulated Area**

T. Fenton and J. Eannotti, engineers for the Town of Hebron, presented. The application is part of a major road reconstruction project aimed at reclamation of the entirety of Martin Road. The proposal seeks to fully replace two culverts. T. Fenton provided a comprehensive project overview, and additional detail on the culverts in question. Specific improvements, including removal of excess pavement, improved drainage and grading, and center and shoulder-line striping, were noted. T. Fenton stated the excavation sequence would likely see the installation of bypass pipes followed by a cofferdam. Once water is diverted to the bypass pipes, the culverts would be constructed under dry conditions. Once construction is completed, the dams would be removed, followed by the piping. J. Chester inquired if DEEP looks into the presence of endangered or rare species prior to construction, stating she has seen

**TOWN OF HEBRON  
CONSERVATION COMMISSION  
Regular Meeting (Virtual)  
Thursday, November 14, 2024 - 7:30 PM**

turtles in that area. T. Fenton stated all necessary submissions, including those to SHPO, DEEP, and fisheries, have been made, and noted road closures are likely as well, with details under discussion with Town officials.

T. Fenton shared photos of existing conditions, noting extensive trouble spots due to poor drainage and deteriorated pavement. Following a question from C. Frey, T. Fenton stated it is hoped the project can begin next summer. Most other culverts on the road are reinforced concrete, and in reasonably good condition. There was discussion on areas of concern, methods of achieving uniformity in road width and grading, and project oversight and inspection. D. Seremet asked if flood contingencies had been established. J. Eannotti noted the bypass pipes are more than double the size of the existing culverts and should handle a storm event. There was brief discussion on cofferdam construction, staging areas, and future meetings prior to construction.

**Motion by D. Seremet and seconded by C. Frey to approve Petition 2024-9, Martin Road from Gilead Street to the Marlborough Town Line, Town of Hebron, Removal and Replacement of two Existing Roadway Culverts Associated with Improvements to Martin Road; General Roadway Improvements within the Regulated Area.**

Discussion:

Following brief deliberations, the Commission agreed upon the following stipulations:

- 1. Construction inspection shall be conducted by a competent person including erosion and sedimentation control inspections on a regular basis.**
- 2. Town Wetland agent will be notified of project start and shall attend pre-construction meeting and conduct regular inspections.**
- 3. Contractor and inspectors shall remain cognizant of wildlife species in or crossing construction area.**

**Amended motion by D. Seremet and seconded by J. Chester to approve Petition 2024-9 with the above stipulations. The motion passed unanimously (4-0).**

**VIII. Wetlands Agent Approvals**

J. Cordier had no major updates but noted the completion of both the Grayville and Pendleton bridges, and shared photos from each project.

**IX. Pre-Applications**

None.

**X. New Business**

None.

**TOWN OF HEBRON  
CONSERVATION COMMISSION  
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**XI. Other Pertinent Business**

**A. Schedule of Meetings for 2025**

**Motion by D. Seremet and seconded by J. Chester to approve the 2025 schedule of meetings as submitted. The motion passed unanimously (4-0).**

**B. Annual Report for 2023-2024**

**Motion by D. Seremet and seconded by C. Frey to approve the annual report for 2023-2024 as submitted. The motion passed (3-0-1, with J. Chester abstaining).**

**C. Easement Settlement**

J. Cordier noted receipt of \$10,000 in settlement, which has been added to the Town's Open Space account.

**XII. Correspondence**

**A. Legal Notices of Decision** dated October 11, posted by the Town Clerk for the Hebron Conservation Commission

**B. Correspondence** dated November 4 from J. Cordier to Donna Lanza, re: "Hebron's Hidden Linear Parks" for Submission to the Hebron Views

**XIII. Liaison Reports**

**A. Open Space Land Acquisition Committee**

C. Frey reported OSLAC has not met recently but noted the recent Yap acquisition. There was discussion on an upcoming survey of the O'Connor property.

**B. Salmon River Watershed Partnership**

No report.

**C. Hebron Trail Rangers**

J. Chester reported they met on the 18<sup>th</sup>. C. Frey noted the work done by David Rose in establishing a 501c nonprofit (Hebron Paths and Trails) to assist in trail improvements.

**XIV. Adjournment**

The next regular meeting will be December 12<sup>th</sup>.

Meeting adjourned at 9:49 p.m.

Respectfully submitted,  
Hannah Walcott (Board Clerk)

Delivered to Hebron 1-2-25 (2 copies with Plan 12-24) 02161N 96

CONSERVATION COMMISSION  
TOWN OF HEBRON  
15 Gilead Street  
Hebron, CT 06248  
(860) 228-5971  
fax: (860)228-5980



File No: \_\_\_\_\_  
Received: \_\_\_\_\_  
Approved: \_\_\_\_\_  
Denied: \_\_\_\_\_  
Fee Paid: \_\_\_\_\_

APPLICATION  
  
Inland Wetlands and  
Watercourses Permit

Site Location Hebron Assessors Map 35 Lot 14 Zone R-1  
Street Address 564 East Street Total Parcel Acreage \_\_\_\_\_ Total Area of Wetlands Disturbance \_\_\_\_\_

Owner of Record Bobby & Donna Bruneau Telephone (H) 203-627-8504 (W) \_\_\_\_\_  
Address 564 East Street, Hebron, CT 06248 Mailing Address 564 East Street, Hebron, CT 06248  
Address \_\_\_\_\_ Mailing Address \_\_\_\_\_

Applicant Bobby & Donna Bruneau Telephone (H) 203-627-8504 (W) \_\_\_\_\_  
Address 564 East Street, Hebron, CT 06248 Mailing Address 564 East Street, Hebron, CT 06248  
Address \_\_\_\_\_ Mailing Address \_\_\_\_\_

Agent/Lessee Robert L. Doane, Jr., P.E., L.S. Telephone (H) 860-767-0138 (W) \_\_\_\_\_  
Address 65 Main St, Centerbrook, CT 06409 Mailing Address P.O. Box 113, Centerbrook, CT  
Address \_\_\_\_\_ Mailing Address \_\_\_\_\_

To the Conservation Commission:

We, Bobby & Donna Bruneau, hereby apply for and Inland Wetlands and Water Courses Permit, pursuant to  
Section(s) 7.2 of the Hebron Inland Wetlands and Watercourse Regulations for: (describe  
proposed regulated activities)

Proposed to subdivide an 8.26 ac parcel into three lots, one of which will contain the existing  
house and detached garage. The other two lots will be developed with a common driveway,  
two single family residences, wells, sanitary systems and associated grading as shown on the attached plans  
There are no proposed activities within 100 ft of the flagged inland wetlands.

The undersigned hereby applies for an Inland Wetland and Watercourses permit for the property described herein and  
confirms that:

- 1) He is familiar with the currently effective Inland Wetlands and Watercourses Regulations, Town of Hebron.
- 2) The statements and representation contained herein and in all supporting documents are true to the best of his knowledge.
- 3) By making this application, he gives his permission to the Conservation Commission or its representative to enter the portions of the applicant's premises which are the subject of this application for the purpose of inspection and investigation and otherwise evaluating the merits of the application.

\_\_\_\_\_  
Signature of Owner (s)

\_\_\_\_\_  
Signature of Agent/Lessee

\_\_\_\_\_  
Signature of Applicant

Agent for Owner: Robert L. Doane, Jr., P.E., L.S.

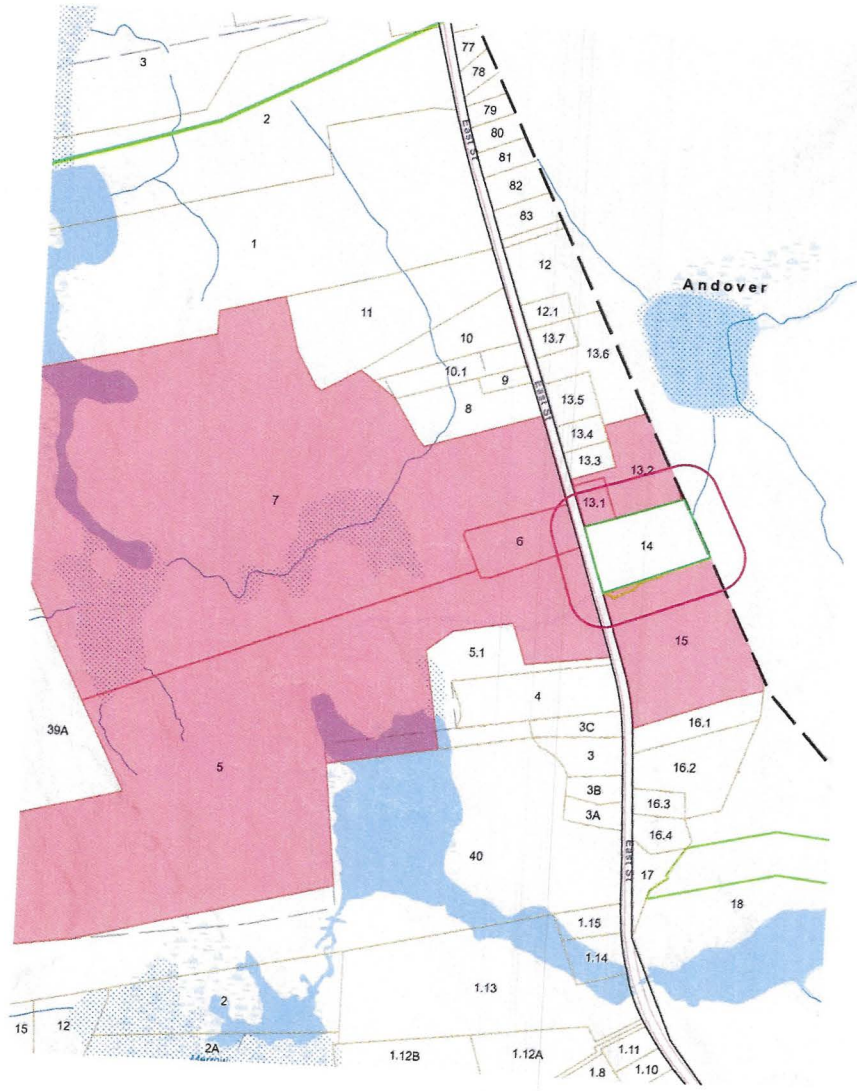
Agent for Applicant: Robert L. Doane, Jr., P.E., L.S.

**NOTICE:** This application shall be in compliance with Section 7 of the Hebron Inland Wetlands and Watercourses Regulations and accompanied by the required fee, assessors field card, 12 copies of a certified plot plan bearing the raised seal of the Engineer and Surveyor licensed in the State of Connecticut, evidence of good standing with the Tax Collector's office and other materials as may be required by the Town of Hebron Zoning Regulations and or building code, names and addresses of all property owners within 200 feet of the boundaries of the subject parcel keyed to a map delineating a 200 foot radius around the subject site, the limits of clearing, location of adjacent wells, septic systems, ponds, wetlands, watercourses and/or other information as may be required by policies of the Conservation Commission.

**ADJOINERS  
WITHIN 200 FT  
PREPARED FOR  
564 EAST STREET  
HEBRON - ANDOVER  
10/29/24**

Parcel #	Property Address	Owner Name	Owner Address	Owner City	State	Zip
35-13.1	582 EAST ST	ORTOLA CONTRERAS LIVING TRUST C/O ORTOLA CARLOS & ROSA I TRUSTEES	582 EAST ST	HEBRON	CT	06248
35-13.2	588 EAST ST	HOUGHTON MICHAEL E	588 EAST ST	HEBRON	CT	06248
35-14X	EAST ST	CONNECTICUT STATE OF DEP	79 ELM ST	HARTFORD	CT	06103
35-15	EAST ST	BOND JOHN A JR & ALISON F	43 STEDMAN CIRCLE	SOUTH WINDSOR	CT	06074
35-5	559 EAST ST	GRAHN STEVEN E	559 EAST ST	HEBRON	CT	06248
35-6	583 EAST ST	NICOLO BARTHOLOMEW R JR & BRENDA	583 EAST ST	HEBRON	CT	06248
35-7	35-7	CONDIO PETER T	19 BLINN ST	EAST HARTFORD	CT	06108
		<b>ANDOVER</b>				
18-17	EAST ST	HARTFORD NEIGHBORHOOD CENTERS, INC	38 LAWRENCE ST	HARTFORD	CT	06106
18-22	EAST ST	CONNECTICUT STATE OF DEP	79 ELM ST	HARTFORD	CT	06103







### Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete - print clearly - and mail this form in accordance with the instructions on pages 2 and 3 to:  
Wetlands Management Section, Inland Water Resources Division, CT DEEP, 79 Elm Street - 3<sup>rd</sup> Floor, Hartford, CT 06106

#### PART I: To Be Completed By the Municipal Inland Wetlands Agency Only

- DATE ACTION WAS TAKEN (enter one year and month): Year \_\_\_\_\_ Month \_\_\_\_\_
- ACTION TAKEN (enter one code letter): \_\_\_\_\_
- WAS A PUBLIC HEARING HELD (check one)? Yes \_\_\_\_\_ No \_\_\_\_\_
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:  
(type name) \_\_\_\_\_ (signature) \_\_\_\_\_

#### PART II: To Be Completed By the Municipal Inland Wetlands Agency or the Applicant

- TOWN IN WHICH THE ACTION IS OCCURRING (type name): Hebron  
Does this project cross municipal boundaries (check one)? Yes  No \_\_\_\_\_  
If Yes, list the other town(s) in which the action is occurring (type name(s)): Andover
- LOCATION (see directions for website information): USGS Quad Map Name: \_\_\_\_\_ or Quad Number: 54  
Subregional Drainage Basin Number: 3108
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): Bobby & Donna Bruneau
- NAME & ADDRESS/LOCATION OF PROJECT SITE (type information): 564 East St, Hebron  
Briefly describe the action/project/activity (check and type information): Temporary \_\_\_\_\_ Permanent   
Description: Proposed 3 lot subdivision for an existing hosue and 2 additional houses.
- ACTIVITY PURPOSE CODE (enter one code letter): B
- ACTIVITY TYPE CODE(S) (enter up to four code numbers): 1, 2, 9, 14
- WETLAND / WATERCOURSE AREA ALTERED (type in acres or linear feet as indicated):  
Wetlands: 0 acres      Open Water Body: 0 acres      Stream: 0 linear feet
- UPLAND AREA ALTERED (type in acres as indicated): 0 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type in acres as indicated): 0 acres

DATE RECEIVED:

#### PART III: To Be Completed By the DEEP

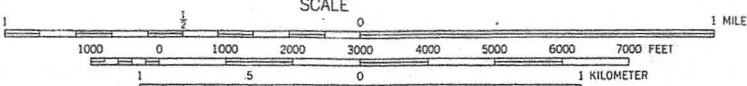
DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO



27°30" 712 6567 IV SW (ROCKVILLE) 714 25' 715 HARTFORD 17 MI. MANCHESTER 8 MI. 717 700 000 FEET 72°22'30"



CONTOUR INTERVAL 10 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929

ROAD CLASSIFICATION	
Primary highway, all weather, hard surface	Light-duty road, all weather, improved surface
Secondary highway, all weather, hard surface	Unimproved road, fair or dry weather
U. S. Route	State Route



H  
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS FOR SALE BY U. S. GEOLOGICAL SURVEY DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

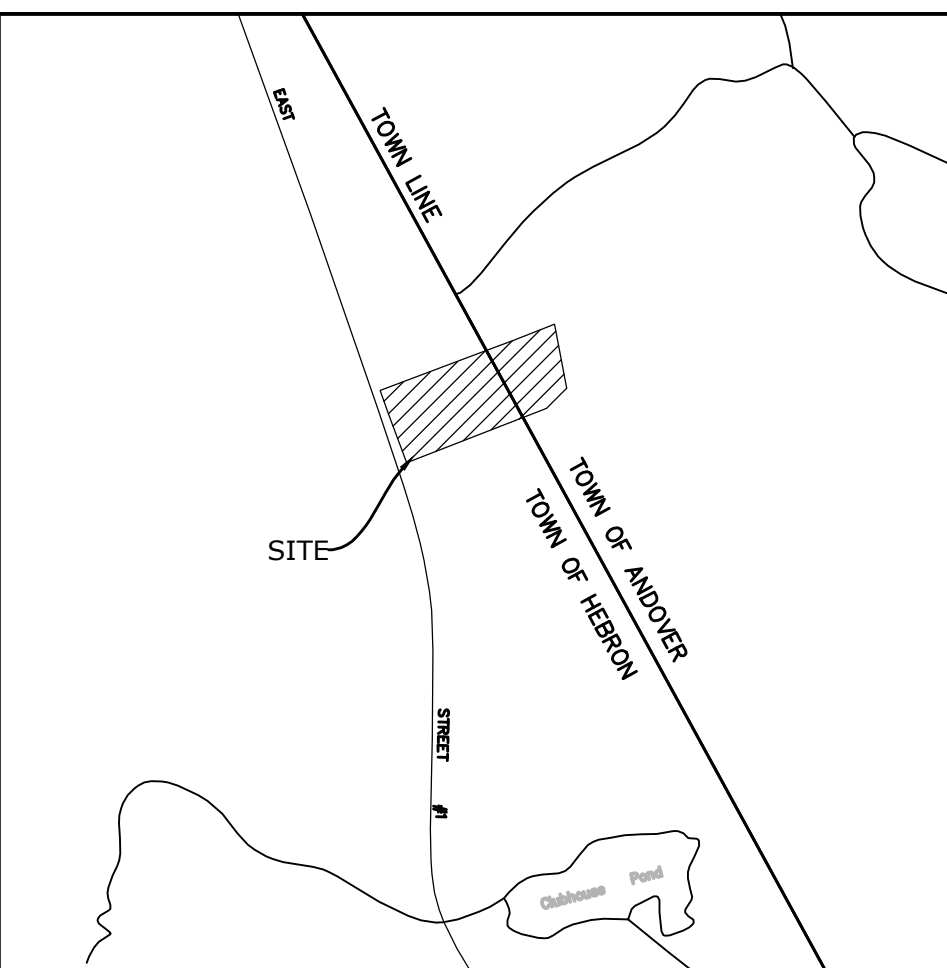
MARLBOROUGH, CONN.  
41072-F4-TF-024  
1967  
PHOTOREVISED 1984  
DMA 6567 III NW-SERIES V816

BOBBY & DONNA BRUNEAU

TOWN OF HEBRON

ZONE: R-1					
ITEM	REQUIRED FRONT LOT	REQUIRED REAR LOT	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3
MIN. LOT AREA	1 ACRE	5 ACRES	44,345 SF (1.02 AC.)	43,727 SF (1.00 AC.)	TOTAL LOT AREA=271,811 SF (6.24 AC.) ACCESS AREA=9,945 SF (0.23 AC.) HEBRON LOT AREA=149,740 SF (3.44 AC.) ANDOVER LOT AREA=112,126 SF (2.57 AC.)
MIN. BUILDABLE AREA	0.75 ACRES 32,670 SF	0.75 ACRES 32,670 SF	0.80 ACRES 35,000 SF	0.80 ACRES 35,000 SF	0.80 ACRES 35,000 SF
MIN. LOT FRONTAGE	175 FT	40 FT ACCESS STRIP	185 FT	175 FT	40 FT ACCESS STRIP
FRONT SETBACK	50 FT	75 FT	52.3 FT	128.6 FT	90.2 FT
SIDE SETBACK	20 FT	30 FT	60.2 FT	43.8 FT	119.5 FT
REAR SETBACK	50 FT	75 FT	136.4 FT	85.7 FT	>50 FT
BUILDING HEIGHT	2 1/2 STORIES 20 FT ACCESSORY	2 1/2 STORIES 20 FT ACCESSORY	2 STORIES < 20 FT ACCESSORY	< 2 1/2 STORIES	< 2 1/2 STORIES
BUILDING COVERAGE	15 %	15 %	6.1 % (2,760 SF)	1.2 % (870 SF)	0.9 % (2,400 SF)
WATER SUPPLY			ON SITE	ON SITE	ON SITE
SEWAGE DISPOSAL			ON SITE	ON SITE	ON SITE

DATE	REVISION	CK.
10/20/24	GENERAL REVISION	
11/18/24	GENERAL REVISIONS	
12/12/24	REVISIONS PER CHATHAM HEALTH	
12/31/24	REVISIONS PER CHATHAM HEALTH	



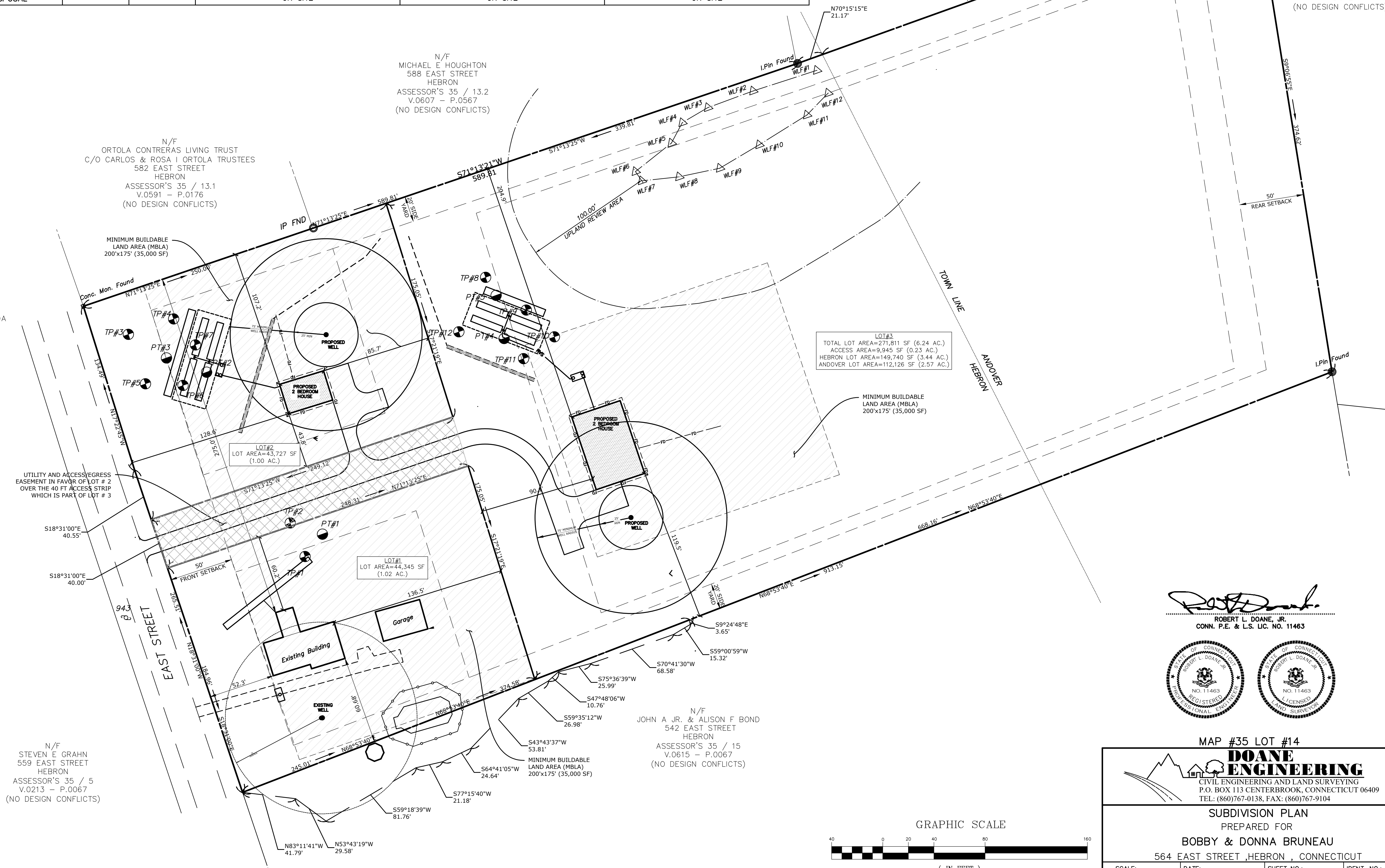
LOCATION MAP  
SCALE: 1"=1000'±



N/F  
NICOLA BARTHOLOMEW R JR & BRENDA  
583 EAST STREET  
HEBRON  
ASSESSOR'S 35 / 6  
V.0492 - P.0499  
(NO DESIGN CONFLICTS)

N/F  
ORTOLA CONTRERAS LIVING TRUST  
C/O CARLOS & ROSA I ORTOLA TRUSTEES  
582 EAST STREET  
HEBRON  
ASSESSOR'S 35 / 13.1  
V.0591 - P.0176  
(NO DESIGN CONFLICTS)

N/F  
MICHAEL E HOUGHTON  
588 EAST STREET  
HEBRON  
ASSESSOR'S 35 / 13.2  
V.0607 - P.0567  
(NO DESIGN CONFLICTS)



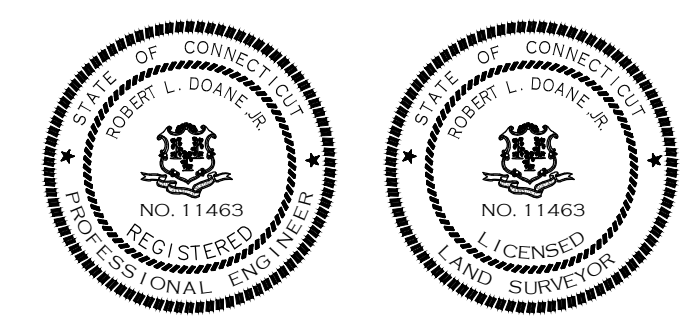
LOT #3  
TOTAL LOT AREA=271,811 SF (6.24 AC.)  
ACCESS AREA=9,945 SF (0.23 AC.)  
HEBRON LOT AREA=149,740 SF (3.44 AC.)  
ANDOVER LOT AREA=112,126 SF (2.57 AC.)

UTILITY AND ACCESS/EGRESS  
EASEMENT IN FAVOR OF LOT # 2  
OVER THE 40 FT ACCESS STRIP  
WHICH IS PART OF LOT # 3

N/F  
STEVEN E GRAHN  
559 EAST STREET  
HEBRON  
ASSESSOR'S 35 / 5  
V.0213 - P.0067  
(NO DESIGN CONFLICTS)

N/F  
JOHN A JR. & ALISON F BOND  
542 EAST STREET  
HEBRON  
ASSESSOR'S 35 / 15  
V.0615 - P.0067  
(NO DESIGN CONFLICTS)

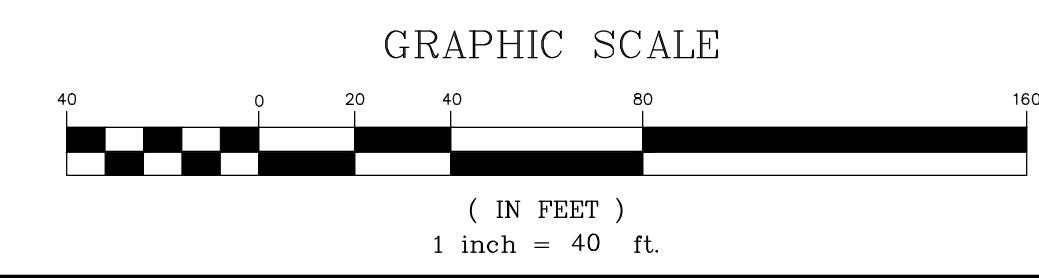
*Robert L. Doane, Jr.*  
ROBERT L. DOANE, JR.  
CONN. P.E. & L.S. LIC. NO. 11463



MAP #35 LOT #14

**DOANE ENGINEERING**  
CIVIL ENGINEERING AND LAND SURVEYING  
P.O. BOX 113 CENTERBROOK, CONNECTICUT 06409  
TEL: (860)767-0138, FAX: (860)767-9104

SUBDIVISION PLAN  
PREPARED FOR  
BOBBY & DONNA BRUNEAU  
564 EAST STREET, HEBRON, CONNECTICUT



- LEGEND**
- IRON PIPE/ROD TO BE SET
  - MON □ MONUMENT
  - IP ○ IRON PIPE/ROD
  - DH ⊙ IRON PIPE/ROD
  - CONC. CONCRETE
  - GTD GRADE TO DRAIN
  - FND FOUND
  - FF FINISHED FLOOR
  - EXIST. EXISTING
  - TW TOP OF WALL
  - CL&P# 1198 ○ EXISTING UTILITY POLE
  - TH#1 ● TEST HOLE
  - 7.0 PROPOSED SPOT ELEVATION
  - 100 --- EXISTING CONTOURS
  - SF --- SILT FENCE
  - PW --- PROPOSED WATERLINE

SCALE: 1"=40'	DATE: 10/01/2024	SHEET NO.: 1 OF 3	IDENT. NO.:
------------------	---------------------	----------------------	-------------

DATE	REVISION	CK.
10/20/24	GENERAL REVISION	
11/18/24	GENERAL REVISIONS	
12/12/24	REVISIONS PER CHATHAM HEALTH	
12/31/24	REVISIONS PER CHATHAM HEALTH	

**STORMWATER RECHARGE SYSTEM LOT 2:**  
Impervious Surface Area= 870 SF  
Storage Required= 321 CF

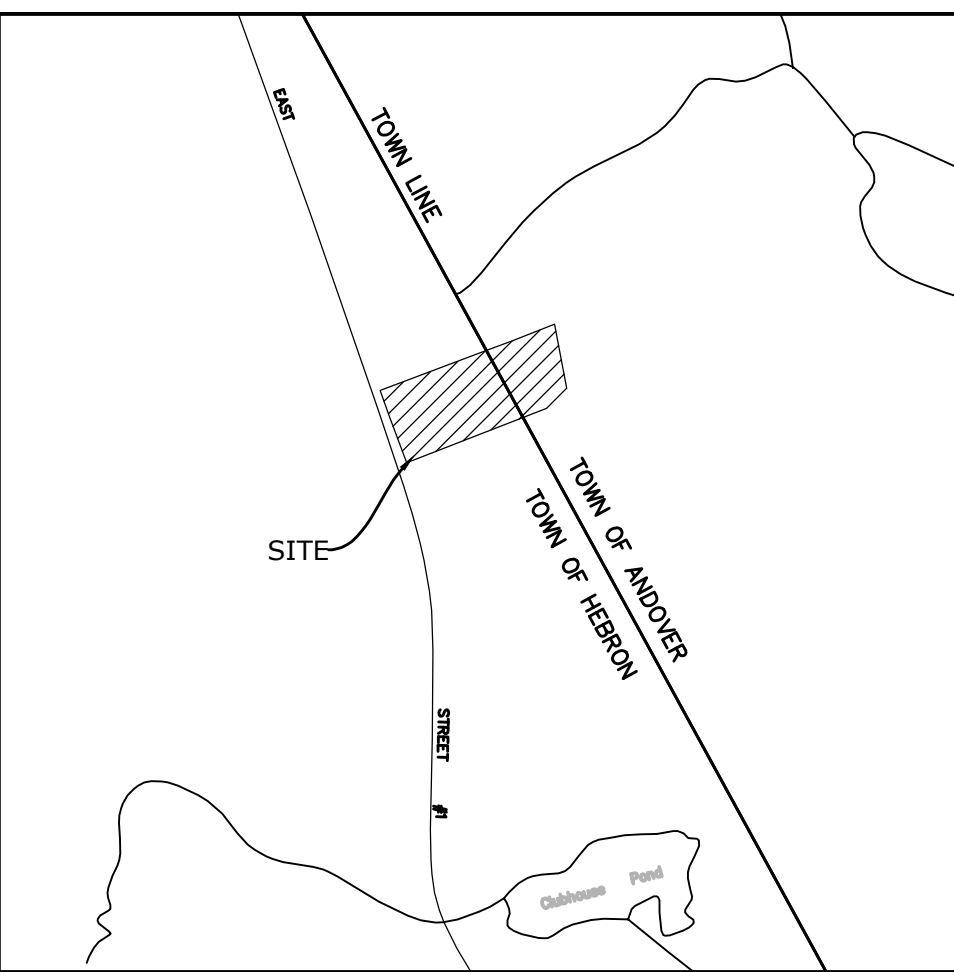
RAIN GARDEN STORAGE VOLUME:					
Elevation (ft)	Surface Area (ft <sup>2</sup> )	Volume (ft <sup>3</sup> )	Cumulative Volume (ft <sup>3</sup> )	Volume (ac-ft)	Cumulative Volume (ac-ft)
637.0	161	0.0	0.0	0.000	0.000
638.0	336	248.5	248.5	0.006	0.006
639.0	567	451.5	700.0	0.010	0.016

**SUMMARY:**  
Water Quality Volume= 321 CF  
Total Storage Provided= 700 CF

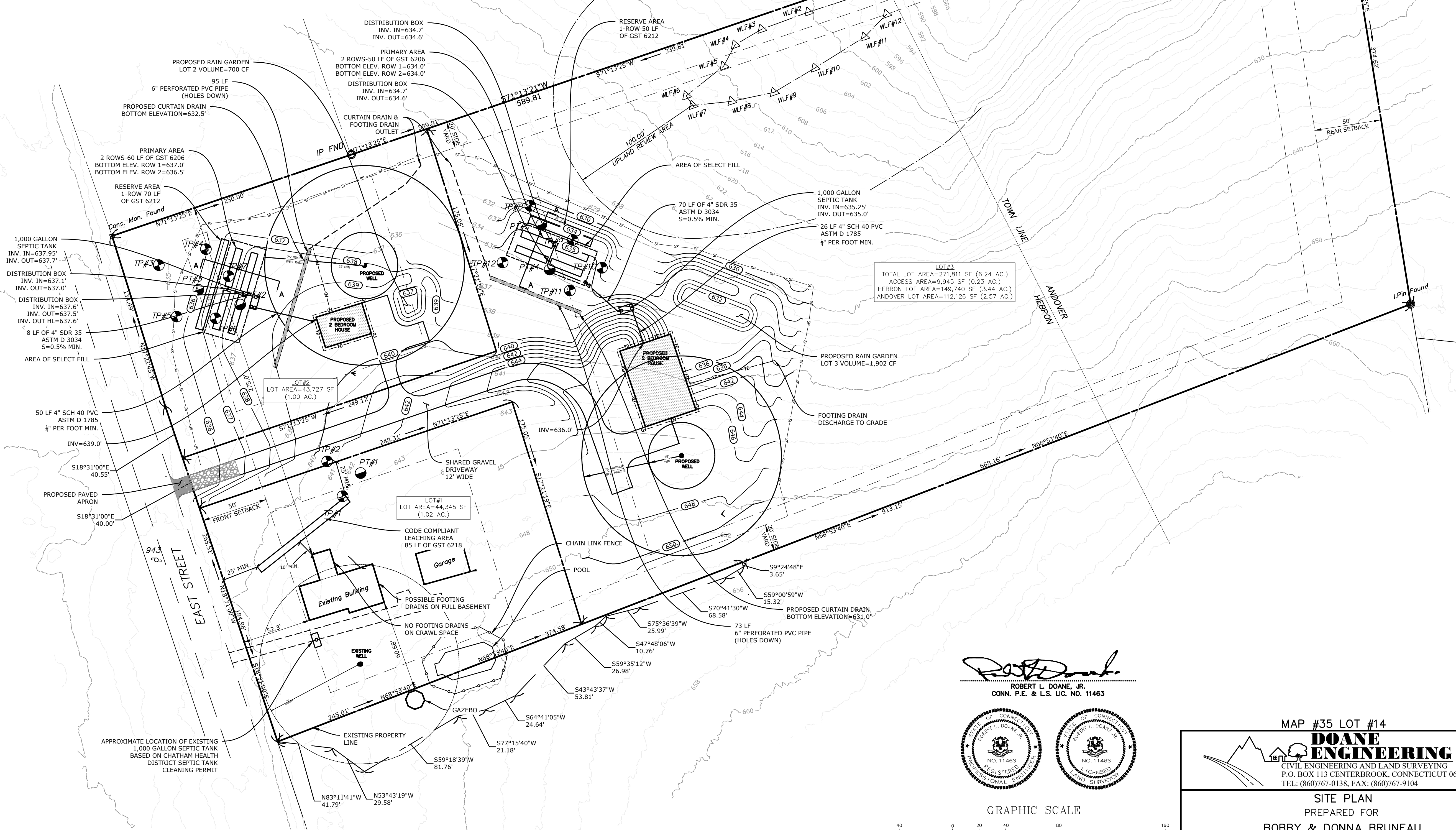
**STORMWATER RECHARGE SYSTEM LOT 3:**  
Impervious Surface Area= 2,400 SF  
Storage Required= 1,727 CF

RAIN GARDEN STORAGE VOLUME:					
Elevation (ft)	Surface Area (ft <sup>2</sup> )	Volume (ft <sup>3</sup> )	Cumulative Volume (ft <sup>3</sup> )	Volume (ac-ft)	Cumulative Volume (ac-ft)
632.0	548	0.0	0.0	0.000	0.000
633.0	937	742.5	742.5	0.017	0.017
634.0	1,383	1,160.0	1,902.5	0.027	0.044

**SUMMARY:**  
Water Quality Volume= 1,727 CF  
Total Storage Provided= 1,902 CF



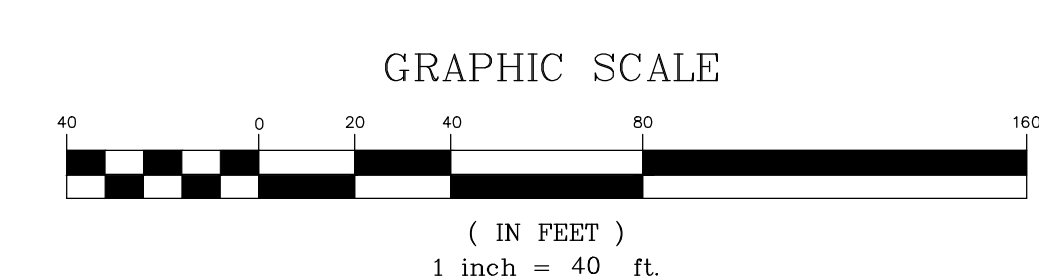
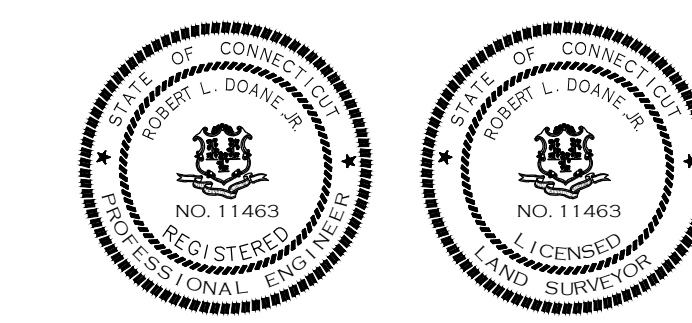
LOCATION MAP  
SCALE: 1"=1000'±



LOT #3  
TOTAL LOT AREA=271,811 SF (6.24 AC.)  
ACCESS AREA=9,945 SF (0.23 AC.)  
HEBRON LOT AREA=149,740 SF (3.44 AC.)  
ANDOVER LOT AREA=112,126 SF (2.57 AC.)

- LEGEND**
- IRON PIPE/ROD TO BE SET
  - MON □ MONUMENT
  - IP ○ IRON PIPE/ROD
  - DH ⊙ IRON PIPE/ROD
  - CONC. CONCRETE
  - GTD GRADE TO DRAIN
  - FND FOUND
  - FF FINISHED FLOOR
  - EXIST. EXISTING
  - TW TOP OF WALL
  - CL&P# 1198 ○ EXISTING UTILITY POLE
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  - 100 --- EXISTING CONTOURS
  - SF --- SILT FENCE
  - PW --- PROPOSED WATERLINE

*Robert L. Doane, Jr.*  
ROBERT L. DOANE, JR.  
CONN. P.E. & L.S. LIC. NO. 11463



MAP #35 LOT #14

**DOANE ENGINEERING**  
CIVIL ENGINEERING AND LAND SURVEYING  
P.O. BOX 113 CENTERBROOK, CONNECTICUT 06409  
TEL: (860)767-0138, FAX: (860)767-9104

SITE PLAN  
PREPARED FOR  
**BOBBY & DONNA BRUNEAU**  
564 EAST STREET, HEBRON, CONNECTICUT

SCALE: 1"=40'	DATE: 10/01/2024	SHEET NO.: 2 OF 3	IDENT. NO.:
---------------	------------------	-------------------	-------------

CONSTRUCTION SEQUENCE  
(SANITARY SYSTEM)

- NOTIFY TOWN HEALTH DEPARTMENT AND THE ENGINEER 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION. NO PORTION OF THE SYSTEM SHALL BE COVERED WITHOUT INSPECTION AND APPROVAL BY THE ENGINEER OR THE SANITARIAN.
- PLACE SILT FENCE AS SHOWN ON THE DRAWING AND IN THE DETAIL.
- REMOVE ALL TREES, STUMPS AND DEBRIS FROM SYSTEM AREA.
- STOCKPILE TOPSOIL FOR REUSE.
  - DO NOT STOCKPILE TOPSOIL IN SANITARY SYSTEM AREA.
  - DO NOT REMOVE SUBSOIL.
- ENGINEER/LAND SURVEYOR SHALL FIELD STAKE THE PROPOSED SYSTEM PRIOR TO INSTALLATION. ADDITIONAL BENCH MARK SHALL BE SET AT THE TIME OF STAKEOUT.
- INSTALL SEPTIC SYSTEM AS SHOWN.
  - IF SOIL CONDITIONS OTHER THAN THOSE SHOWN IN THE SOIL LOGS ARE ENCOUNTERED DURING THE INSTALLATION OF THE SANITARY SYSTEM, THE DESIGN ENGINEER OR THE SANITARIAN SHALL BE NOTIFIED AND THE WORK WILL BE HALTED PENDING REVIEW OF THOSE CONDITIONS. IF NECESSARY THE SANITARY SYSTEM SHALL BE REVISED.
  - A MINIMUM OF 4 FEET MUST BE MAINTAINED BETWEEN THE BOTTOM OF THE SYSTEM AND LEDGE. A MINIMUM OF 1.5 FEET MUST BE MAINTAINED BETWEEN THE BOTTOM OF THE SYSTEM AND SEASONAL HIGH GROUNDWATER.
- DO NOT BACKFILL ANY PORTION OF THE SANITARY SYSTEM UNTIL INSPECTED BY THE SANITARIAN AND UNTIL A "RECORD" SURVEY HAS BEEN COMPLETED.
- REPLACE TOPSOIL, GRADE, SEED AND MULCH ALL DISTURBED AREAS.
- MAINTAIN SYNTHETIC FILTER BARRIER UNTIL ALL DISTURBED AREAS ARE STABILIZED.

SANITARY SYSTEM NOTES:

- NO LARGE CAPACITY TUBS (> 100 GALLON CAPACITY) ARE PLANNED AND WILL NOT BE PERMITTED IN THE PROPOSED RESIDENCE.
- NO WATER TREATMENT SYSTEM WASTE WATER SHALL BE DISCHARGED TO THE SEPTIC SYSTEM.
- IF A GARBAGE GRINDER (DISPOSAL) IS PROPOSED AND THE SEPTIC TANK SHOULD BE INCREASED IN SIZE BY 250 GALLONS.
- WATER SUPPLY SHALL BE BY AN INDIVIDUALLY DRILLED WELL.
- ALL SOLID PIPING AFTER THE SEPTIC TANK TO BE 4" PVC ASTM D 3034, SDR 35.
- FILTER FABRIC SHALL BE SELECTED FROM THE FOLLOWING TABLE:

APPROVED FILTER FABRICS FOR COVERING STONE AGGREGATE

MANUFACTURE	DESIGNATION	NUMBER
AMERICAN ENGINEERING FABRICS	AEF-480	
BRADLEY INDUSTRIAL TEXTILE	PHENOX LIJOMA	
CARTHAGE MILLS	M35	
CULTIEC	410	
DUPONT	SF20	
ENGINEERED SYNTHETIC PRODUCTS	TNS R020	
GEO FABRICS	GF 150	
L&M SUPPLY COMPANY	L&M 231	
MIRAFI	65304 (4' WIDE), 65303 (3' WIDE)	
SKAPS INDUSTRIES	SKAPS GT 120	
SRW PRODUCTS	SRW PRODUCTS DF1 SRW PRODUCTS DF2	
TERRA TEX	S01.5, P01.5	
TYPAR	3151, 3201	
US FABRIC INC.	US 1.5 CT	

- NO DEVIATION FROM THIS PLAN WILL BE ALLOWED WITHOUT THE APPROVAL OF THE ENGINEER AND SANITARIAN.
- SEPTIC TANK CONSTRUCTION JOINTS SHALL BE SEALED WITH ASPHALT CEMENT. ALL PIPE CONNECTIONS TO THE SEPTIC TANK AND DISTRIBUTION BOXES SHALL BE SEALED WITH A POLYETHYLENE GASKET ("POLY-LOK" OR APPROVED EQUIV.)
- SEPTIC TANK AND BAFFLES SHALL CONFORM TO SECTION V.A.1 TECHNICAL STANDARDS OF THE STATE HEALTH CODE.
- SEPTIC TANK SHALL BE TWO COMPARTMENT TANK WITH HEAVY DUTY STEEL HANDLES FOR MANHOLE ACCESS COVERS AND GAS BAFFLES INSTALLED ON OUTLET PIPING. SEPTIC TANK TO BE EQUIPPED WITH AN APPROVED NON-BY-PASS EFFLUENT FILTER AT THE OUTLET. SEE TABLE BELOW:

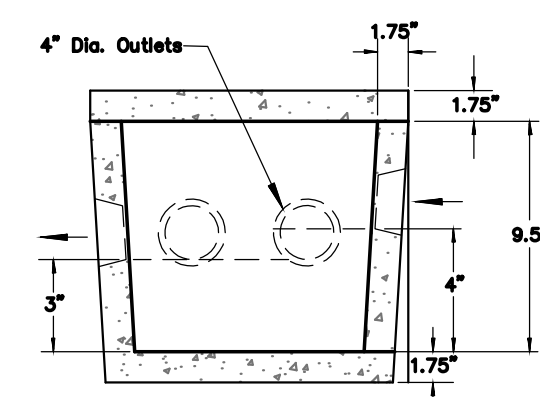
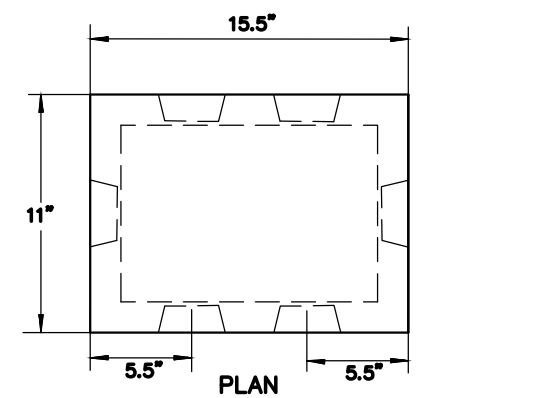
APPROVED SEPTIC TANK EFFLUENT FILTERS

MANUFACTURER	MODEL
BEAR ONSITE	ML2-416, ML2-920, ML3-910 ML3-916, ML3-925, ML3-932
BIO-MICROBICS	Sonitee Series, ST 416, ST 418, ST 818 ST 838, ST 1618, ST 1638
BOWCO INDUSTRIES	EF-235
GAG-SIMTECH	STF-110, STF-110-7R STF-110-6W, STF-110-8B
NORWECO	BIO-KINETIC BK2000
ORENCO SYSTEMS	FT0444-36 FT0854-36 FT1254-36 FT1954-36 FTJ0418
POLYLOK	PL-68, PL-122, PL-525, PL-625 GF 10-8, GF 10-16 EFT-080
PREMIER TECH	45 - CLK N-STICK
RISSEY PLASTICS	EF-4, EF-6
TUF-TITE	A100 A300 A1800 A1801 A100-HIP A300-HIP A1800-HIP A1801-HIP
ZABEL	A600-12, A600-9 WW1 (170-0078) WW4 (5000-0007)
ZOELLER/CLARUS	

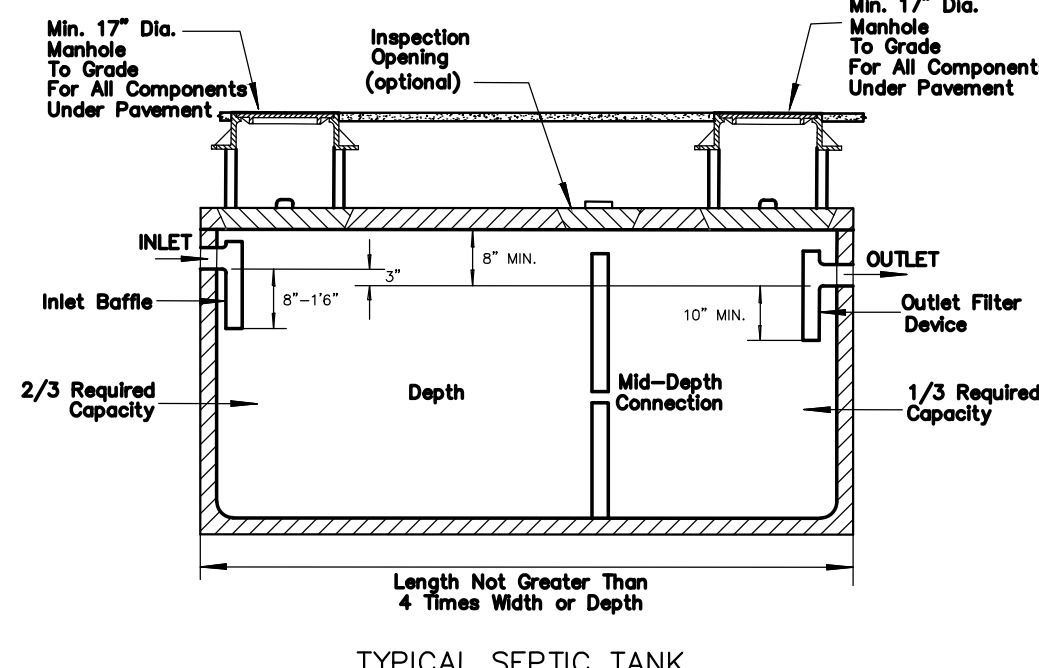
- STONE AGGREGATE MEANS BROKEN STONE, CRUSHED STONE, OR SCREENED GRAVEL MEETING DEPARTMENT OF TRANSPORTATION FORM 816 SPECIFICATION M.01.01 FOR NO. 4 OR NO. 6 STONE (AS SHOWN BELOW OR LATEST SPECIFICATION). STONE AGGREGATE SHALL BE FREE OF SILT, DIRT OR DEBRIS AND SHALL SHOW A LOSS OF ABRASION OF NOT MORE THAN 50 PERCENT USING AASHTO METHOD T-96.

SIEVE SIZE	NO. 4 STONE AGGREGATE (A.K.A. 1 & 2" STONE)	NO. 6 STONE AGGREGATE (A.K.A. 3/4" STONE)
2 - INCH	100	N/A
1.5 INCH	90-100	N/A
1 INCH	20-55	100
3/4 INCH	0-15	90-100
1/2 INCH	N/A	20-55
3/8 INCH	0-5	0-15
#4	N/A	0-5
#40	0-3	0-3
#200	0-15	0-15

- ALL TANKS REQUIRING RISERS SHALL MAINTAIN THE ORIGINAL COVERS ON THE TANKS, HAVE RISER COVERS THAT WEIGH AT LEAST 59 LBS. AND/OR INSTALL A SAFETY DEVICE BELOW THE RISER TO PREVENT INDIVIDUALS FROM FALLING INTO THE TANK. ALL BELOW GRADE TANK OR RISER COVER HANDLES SHALL CONTAIN OR BE FITTED WITH A MATERIAL THAT CAN BE LOCATED WITH A METAL DETECTOR.



SECTION DISTRIBUTION BOX N.T.S.



TYPICAL SEPTIC TANK

Perc Test Data  
Performed by Doane Engineering  
On 2/1/24  
(Pre-Soak on 1/31/24)

PT 1 (B-100A)

Time	Depth (inch)	Min./Inch
9:00	Pre-Soak	20" - Depth
8:40	Fill	
8:40	3.0	
8:50	3.25	
9:00	3.5	
9:10	3.75	40.0
9:20	4.25	20.0
9:30	4.75	20.0
9:40	5.0	40.0

Perc Rate = 30.1 - 45.0 min./inch

PT 2

Time	Depth (inch)	Min./Inch
9:05	Pre-Soak	22" - Depth
8:30	Fill	
8:30	0.5	
8:40	1.5	
8:50	2.0	
9:00	2.25	40.0
9:10	2.5	40.0
9:20	2.75	40.0
9:30	3.0	40.0

Perc Rate = 30.1 - 45.0 min./inch

PT 3

Time	Depth (inch)	Min./Inch
9:05	Pre-Soak	20" - Depth
8:30	Fill	
8:30	3.5	
8:40	4.0	
8:50	4.25	40.0
9:00	4.5	40.0
9:10	4.75	40.0
9:20	5.0	40.0
9:30	5.25	40.0

Perc Rate = 30.1 - 45.0 min./inch

PT 4

Time	Depth (inch)	Min./Inch
9:10	Pre-Soak	22" - Depth
8:35	Fill	
8:35	2.5	
8:45	3.0	
8:55	3.5	
9:05	4.0	20.0
9:15	4.5	20.0
9:25	5.0	20.0
9:35	5.5	20.0

Perc Rate = 10.1 - 20.0 min./inch

PT 5

Time	Depth (inch)	Min./Inch
9:10	Pre-Soak	24" - Depth
8:35	Fill	
8:35	0.5	
8:45	0.75	
8:55	1.0	
9:05	1.5	20.0
9:15	2.0	20.0
9:25	2.5	20.0
9:35	2.75	40.0

Perc Rate = 20.1 - 30.0 min./inch

Test Hole Data  
Performed by Doane Engineering  
& Chatham Health District  
on 01/16/23

TH 1

0 - 9" Topsoil
9 - 30" Light brown sandy loam
30 - 67" Brown fine sandy loam
Groundwater observed @ 43"
Mottling observed @ 30"
No roots observed
No ledge observed

TH 2

0 - 9" Topsoil
9 - 30" Light brown sandy loam
30 - 60" Brown fine sandy loam
Groundwater observed @ 30"
Mottling observed @ 30"
No roots observed
No ledge observed

TH 3

0 - 16" Topsoil
16 - 30" Light brown sandy loam
30 - 60" Brown fine sandy loam
Groundwater observed @ 30"
Mottling observed @ 12"
No roots observed
No ledge observed

TH 4

0 - 16" Topsoil
16 - 32" Light brown sandy loam
32 - 57" Brown fine sandy loam
Groundwater observed @ 32"
Mottling observed @ 32"
No roots observed
No ledge observed

TH 5

0 - 12" Topsoil
12 - 28" Light brown sandy loam
28 - 60" Brown fine sandy loam
Groundwater observed @ 36"
Mottling observed @ 28"
No roots observed
No ledge observed

TH 6

0 - 16" Topsoil
16 - 30" Light brown sandy loam
30 - 67" Brown fine sandy loam
Groundwater observed @ 30"
Mottling observed @ 30"
No roots observed
No ledge observed

TH 7

0 - 16" Topsoil
16 - 33" Light brown sandy loam
33 - 65" Brown fine sandy loam
Groundwater observed @ 33"
Mottling observed @ 33"
No roots observed
No ledge observed

TH 8

0 - 11" Topsoil
11 - 20" Red brown sandy loam
20 - 70" Grey brown fine sandy loam
Groundwater observed @ 37"
Mottling observed @ 20"
No roots observed
No ledge observed

TH 9

0 - 10" Topsoil
10 - 20" Red brown sandy loam
20 - 65" Grey brown fine sandy loam
Groundwater observed @ 20"
Mottling observed @ 20"
No roots observed
No ledge observed

TH 10

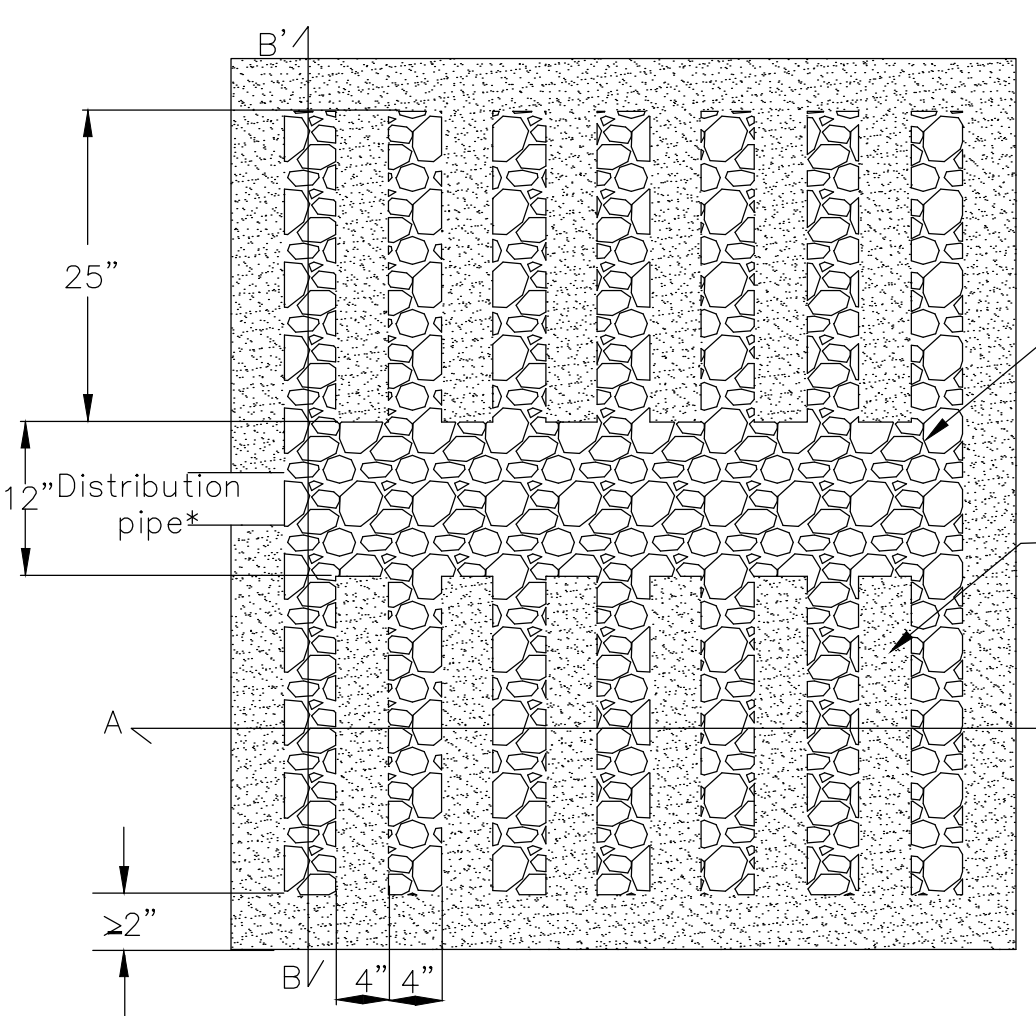
0 - 12" Topsoil
12 - 28" Red brown sandy loam
28 - 70" Grey brown fine sandy loam
Groundwater observed @ 28"
Mottling observed @ 28"
No roots observed
No ledge observed

TH 11

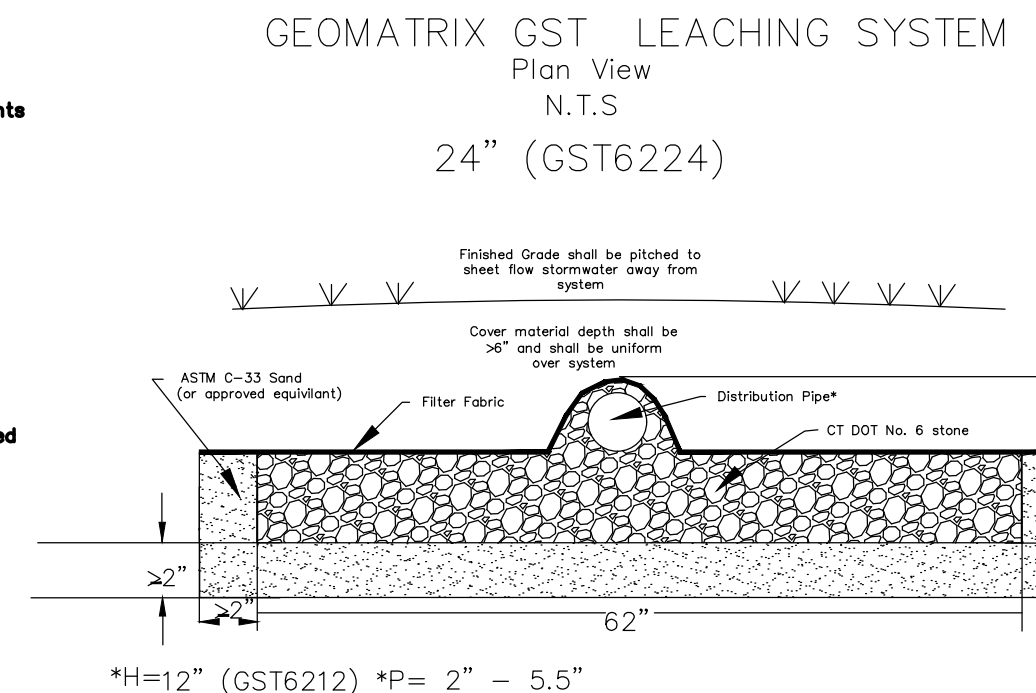
0 - 10" Topsoil
10 - 28" Red brown sandy loam
28 - 68" Grey brown fine sandy loam
Groundwater observed @ 28"
Mottling observed @ 28"
No roots observed
No ledge observed

TH 12

0 - 9" Topsoil
9 - 30" Red brown sandy loam
30 - 67" Grey brown fine sandy loam
Groundwater observed @ 45"
Mottling observed @ 30"
No roots observed
No ledge observed



\*3" min. I.D., ASTM D-3034, SDR 35 pipe for gravity applications  
0.75" min. I.D., ASTM D-2665, SCH 40 PVC pipe for pressure applications



GEOMATRIX GST\* LEACHING SYSTEM CROSS SECTION N.T.S.

SANITARY SYSTEM DESIGN CRITERIA LOT 1:

EXISTING 3 BEDROOM HOUSE  
DESIGN PERCOLATION RATE = 30.1-45.0 MIN/IN  
REQUIRED EFFECTIVE LEACHING AREA = 900 SF

PROVIDE 1 ROW - 60 LF OF GEOMATRIX GST 6218  
EFFECTIVE LEACHING AREA PROVIDED = 1,190 SF  
1 X 85 LF X 14.0 SF/LF = 1,190 SF

MINIMUM LEACHING SYSTEM SPREAD (MLSS)  
RESTRICTIVE DEPTH = 30" (TP#1 MOTTLING)  
SLOPE=6.25%

HF=28  
FF=1.5  
PF=2.0\*  
\*BOTTOM OF SYSTEM ABOVE EXISTING GRADE AND 24" ABOVE GROUNDWATER PER 2024 TECHNICAL STANDARDS PAGE 63

MLSS REQUIRED=28 X 1.5 X 2.0=84 LF  
MLSS PROVIDED=85 LF

SANITARY SYSTEM DESIGN CRITERIA LOT 2:

PROPOSED 2 BEDROOM HOUSE  
DESIGN PERCOLATION RATE = 30.1-45.0 MIN/IN  
REQUIRED EFFECTIVE LEACHING AREA = 675 SF

PROVIDE 2 ROWS - 60 LF OF GEOMATRIX GST 6206  
EFFECTIVE LEACHING AREA PROVIDED = 708 SF  
2 X 60 LF X 5.9 SF/LF = 708 SF

PROVIDE A 1,000 GALLON SEPTIC TANK  
PROVIDE RESERVE AREA  
PROVIDE 1 ROW - 70 LF OF GEOMATRIX GST 6212  
EFFECTIVE LEACHING AREA PROVIDED = 700 SF  
1 X 70 LF X 10.0 SF/LF = 700 SF

MINIMUM LEACHING SYSTEM SPREAD (MLSS)  
RESTRICTIVE DEPTH = 30.75" (TP#5 GROUNDWATER)  
SLOPE=3.3%

HF=30  
FF=1.0  
PF=2.0\*  
\*BOTTOM OF SYSTEM ABOVE EXISTING GRADE AND 24" ABOVE GROUNDWATER PER 2024 TECHNICAL STANDARDS PAGE 63

MLSS REQUIRED=30 X 1.0 X 2.0=60 LF  
MLSS PROVIDED=70 LF

SANITARY SYSTEM DESIGN CRITERIA LOT 3:

PROPOSED 2 BEDROOM HOUSE  
DESIGN PERCOLATION RATE = 10.1-20.0 MIN/IN  
REQUIRED EFFECTIVE LEACHING AREA = 500 SF

PROVIDE 2 ROWS - 50 LF OF GEOMATRIX GST 6206  
EFFECTIVE LEACHING AREA PROVIDED = 500 SF  
2 X 50 LF X 5.9 SF/LF = 590 SF

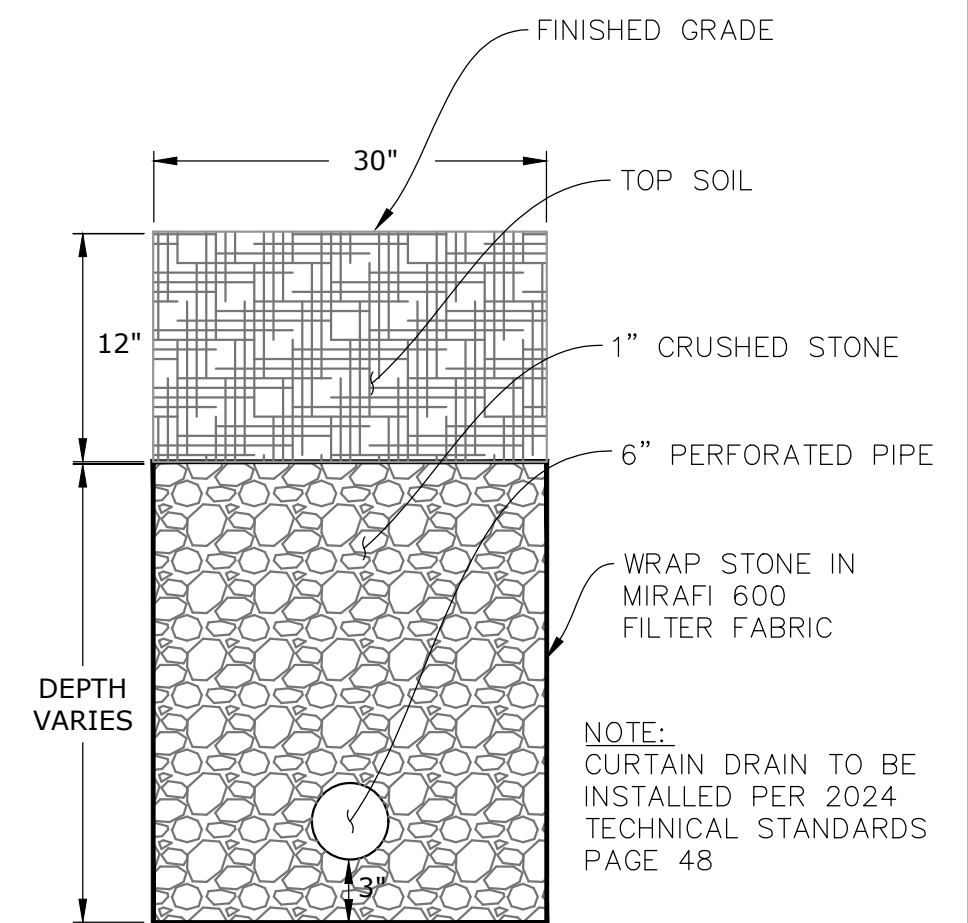
PROVIDE A 1,000 GALLON SEPTIC TANK  
PROVIDE RESERVE AREA  
PROVIDE 1 ROWS - 50 LF OF GEOMATRIX GST 6212  
EFFECTIVE LEACHING AREA PROVIDED = 500 SF  
1 X 50 LF X 10 SF/LF = 500 SF

MINIMUM LEACHING SYSTEM SPREAD (MLSS)  
RESTRICTIVE DEPTH = 20" (TP#8 GROUNDWATER)  
SLOPE=10.5%

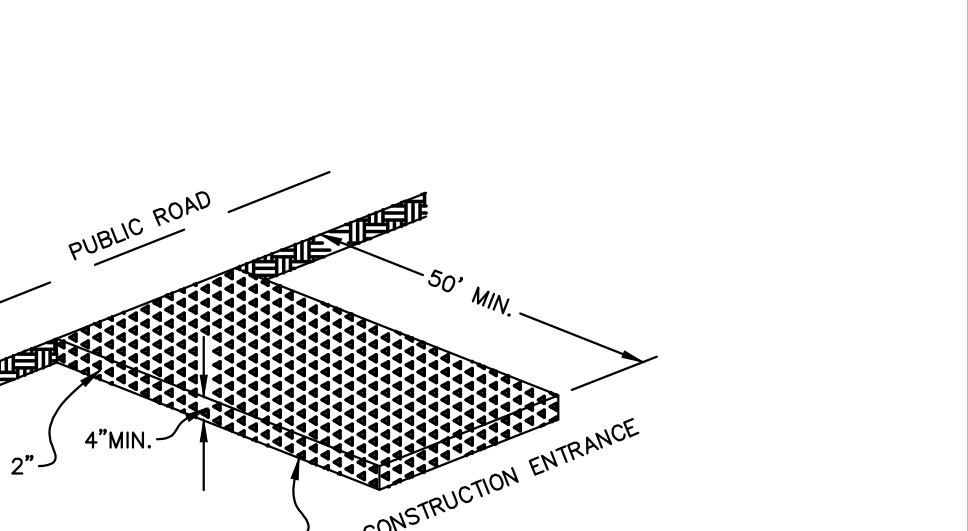
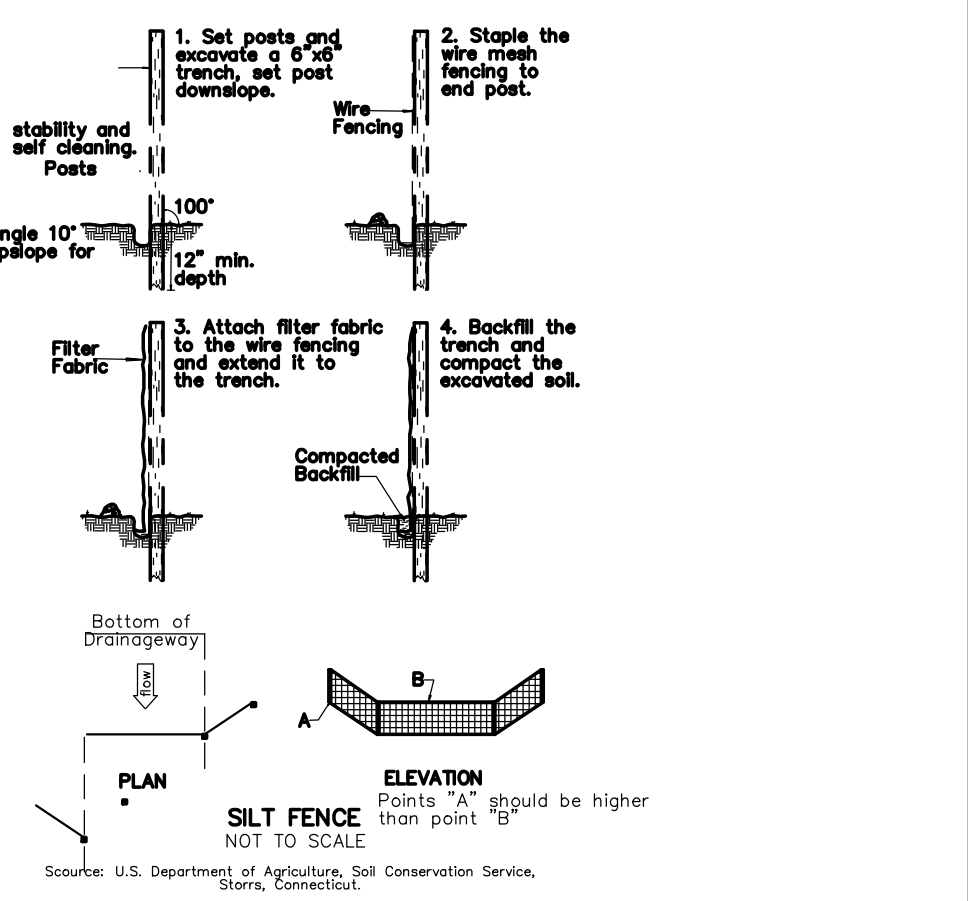
HF=28  
FF=1.0  
PF=1.25

MLSS REQUIRED=28 X 1.0 X 1.25=35 LF  
MLSS PROVIDED=50 LF

DATE	REVISION	CK.
10/20/24	GENERAL REVISION	
11/18/24	GENERAL REVISIONS	
12/12/24	REVISIONS PER CHATHAM HEALTH	
12/31/24	REVISIONS PER CHATHAM HEALTH	



CURTAIN DRAIN NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE

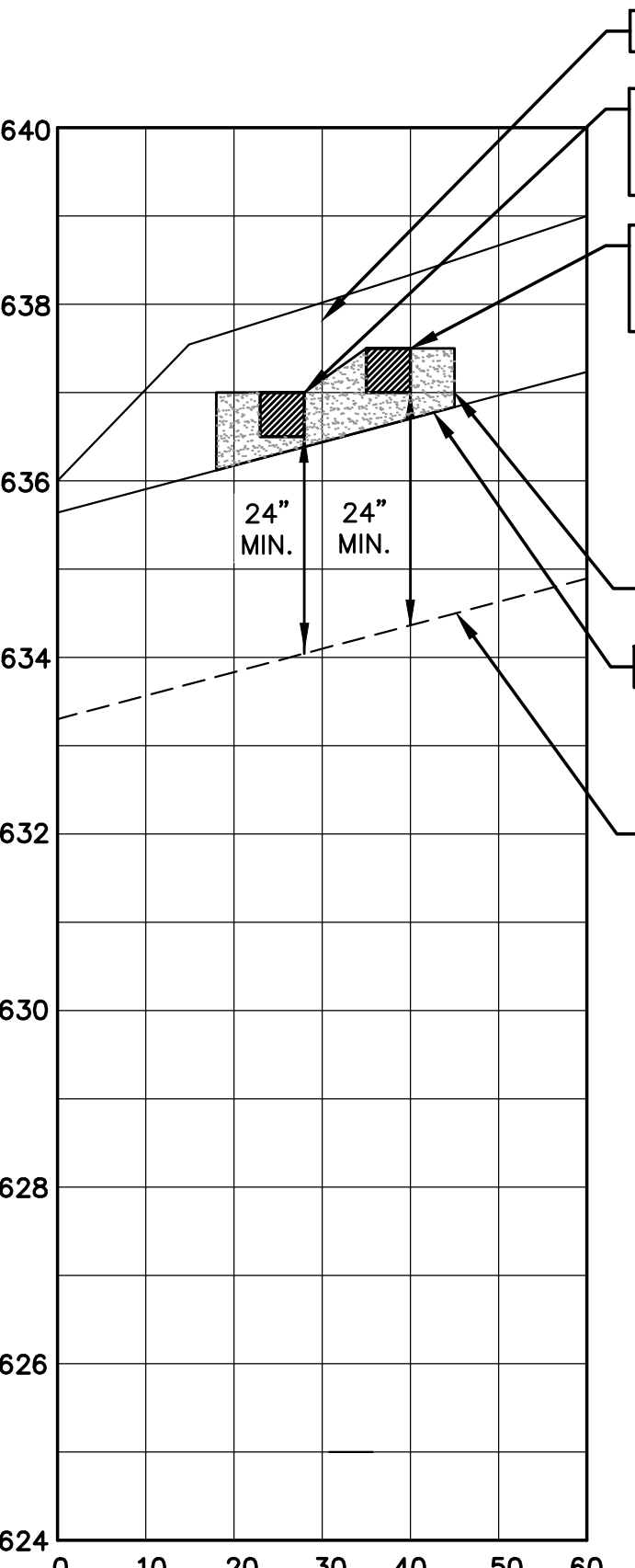
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ROBERT L. DOANE, JR.  
CONN. P.E. & L.S. LIC. NO. 11463

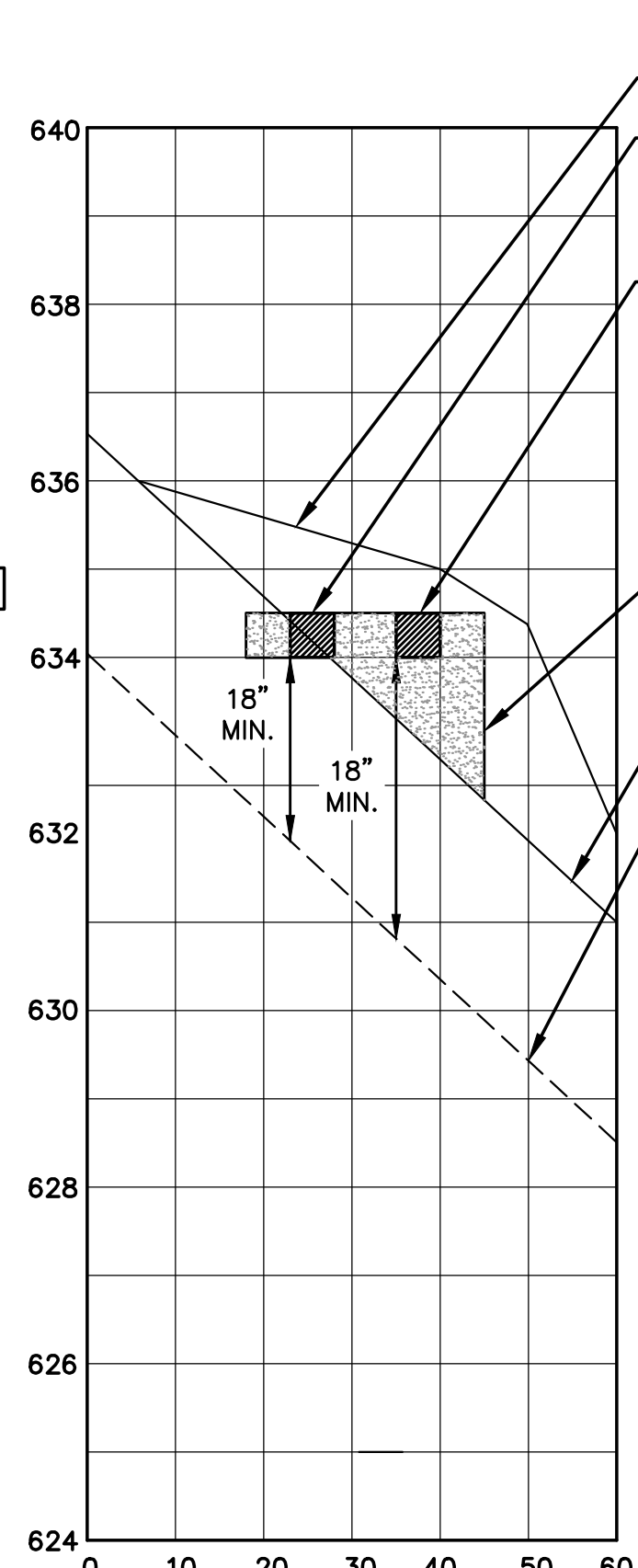
MAP #35 LOT #14  
**DOANE ENGINEERING**  
CIVIL ENGINEERING AND LAND SURVEYING  
P.O. BOX 113 CENTERBROOK, CONNECTICUT 06409  
TEL: (860)767-0138, FAX: (860)767-9104

SITE DETAILS  
PREPARED FOR  
BOBBY & DONNA BRUNEAU  
564 EAST STREET, HEBRON, CONNECTICUT

SCALE:	DATE:	SHEET NO.:	IDENT. NO.:
NOT TO SCALE	10/01/2024	3 OF 3	



SECTION A-A SANITARY SYSTEM X-SECTION PROPOSED LOT # 2  
HORZ. SCALE: 1" = 20'  
VERT. SCALE: 1" = 2'



SECTION A-A SANITARY SYSTEM X-SECTION PROPOSED LOT # 3  
HORZ. SCALE: 1" = 20'  
VERT. SCALE: 1" = 2'

APPLICATION

CONSERVATION COMMISSION  
TOWN OF HEBRON  
15 Gilead Street  
Hebron, CT 06248  
(860) 228-5971  
fax: (860)228-5980



File No:	
Received:	
Approved:	
Denied:	
Fee Paid:	

Inland Wetlands and Watercourses Permit

Site Location Lot 4 - Ellenberg Subdivision Assessors Map 12 Lot 18 Zone MO  
Street Address RT. 85 Church St Total Parcel Acreage \_\_\_\_\_ Total Area of Wetlands Disturbance -0-

Owner of Record <u>David Ellenberg</u>	Telephone (H) _____	(W) _____
Address <u>1661 NW 143RD</u>	Mailing Address <u>SAME</u>	
Address <u>Pembroke, Pines FL 33028</u>	Mailing Address _____	

Applicant <u>Bria Comer</u>	Telephone (H) <u>860-335-3222</u>	(W) _____
Address <u>220 Gilead St.</u>	Mailing Address <u>SAME</u>	
Address <u>Hebron, CT 06248</u>	Mailing Address _____	

Agent/Lessee _____	Telephone (H) _____	(W) _____
Address _____	Mailing Address _____	
Address _____	Mailing Address _____	

To the Conservation Commission:

I, Bria Comer, hereby apply for an Inland Wetlands and Water Courses Permit, pursuant to Section(s) 7.1 of the Hebron Inland Wetlands and Watercourse Regulations for: (describe proposed regulated activities) Construction of A Nursery Farm market with associated parking & greenhouse.  
0.05 ACRES OF ACTIVITY IN URA FOR Stormwater Basin

The undersigned hereby applies for an Inland Wetland and Watercourses permit for the property described herein and confirms that:

- 1) He is familiar with the currently effective Inland Wetlands and Watercourses Regulations, Town of Hebron.
- 2) The statements and representation contained herein and in all supporting documents are true to the best of his knowledge.
- 3) By making this application, he gives his permission to the Conservation Commission or its representative to enter the portions of the applicant's premises which are the subject of this application for the purpose of inspection and investigation and otherwise evaluating the merits of the application.

David G. Ellenberg  
Signature of Owner (s)

Bria Comer  
Signature of Agent/Lessee

Bria Comer  
Signature of Applicant

NOTICE: This application shall be in compliance with Section 7 of the Hebron Inland Wetlands and Watercourses Regulations and accompanied by the required fee, assessors field card, 12 copies of a certified plot plan bearing the raised seal of the Engineer and Surveyor licensed in the State of Connecticut, evidence of good standing with the Tax Collector's office and other materials as may be required by the Town of Hebron Zoning Regulations and or building code, names and addresses of all property owners within 200 feet of the boundaries of the subject parcel keyed to a map delineating a 200 foot radius around the subject site, the limits of clearing, location of adjacent wells, septic systems, ponds, wetlands, watercourses and/or other information as may be required by policies of the Conservation Commission.

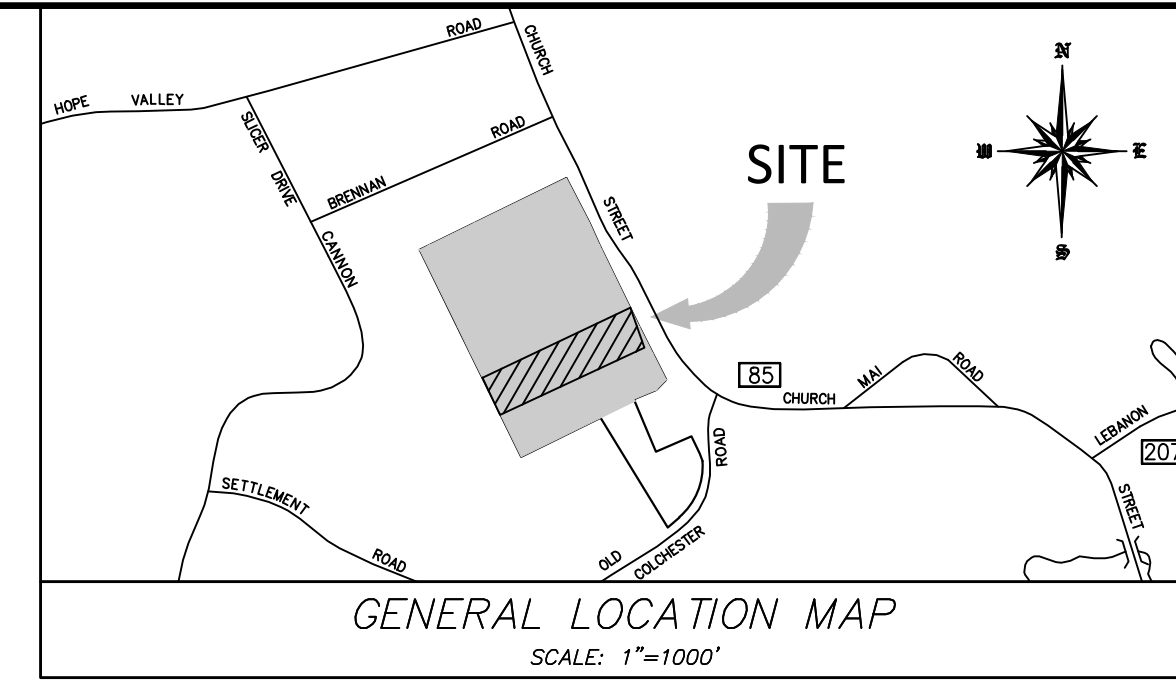
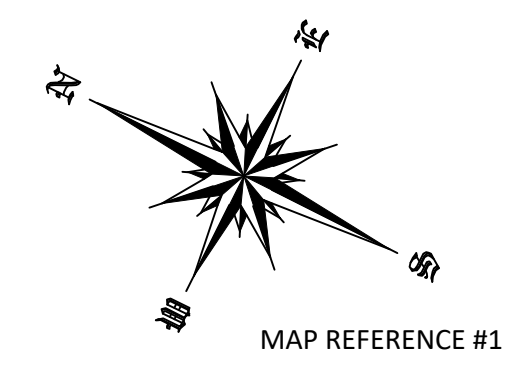
Pa. 1/2/2025 Lk. #2177 Dmg



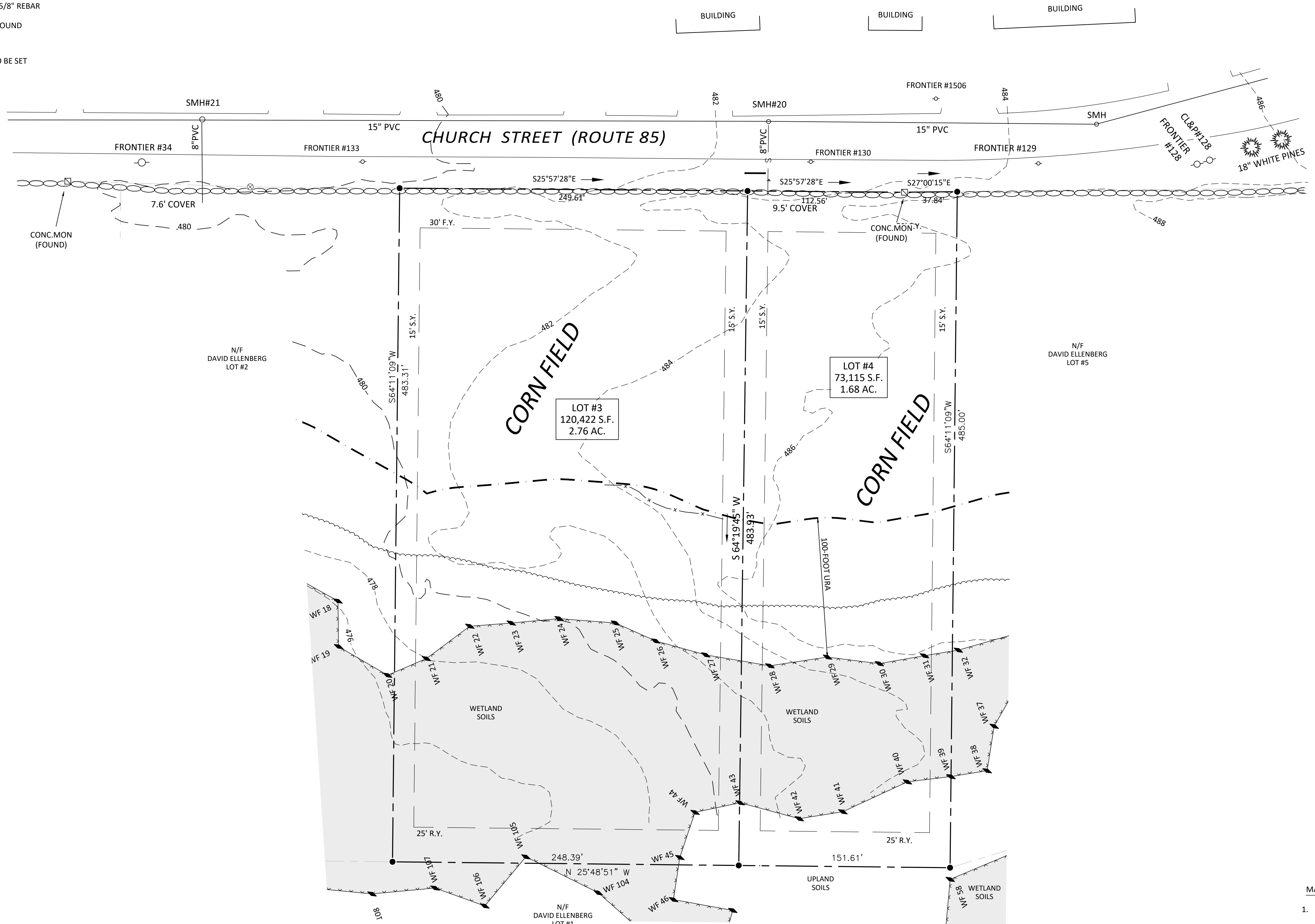


**LEGEND**

- PROPERTY LINE
- SETBACK LINE
- STONE WALL
- CONTOUR LINE
- TREE/BRUSH LINE
- LIMIT OF UPLAND REVIEW AREA
- LIMIT OF WETLAND SOILS
- UTILITY POLE
- IRON PIN OR PIPE FOUND
- IRON PIN SET: 5/8" REBAR
- MONUMENT FOUND
- ANGLE POINT
- DRILL HOLE TO BE SET



EXISTING CONDITIONS SURVEY  
**LOT #4 - ELLENBERG SUBDIVISION**  
 - PREPARED FOR -  
**BRIA COMER**  
 ASSESSORS NO. 12-18 (LOT 4) CHURCH STREET  
 HEBRON CONNECTICUT  
 SHEET NO.: 2 OF 9  
 JOB NO.: 22-006  
 SCALE: 1"= 40'  
 FILE NO.: 22-006\_SP.DWG



**ROB HELLSTROM**  
**LAND SURVEYING LLC**  
 61 MAIN STREET - SUITE G  
 HEBRON, CONNECTICUT  
 (860)-228-9853  
 Mailing Address:  
 P.O. BOX 378  
 HEBRON, CT 06248  
 www.rhlsct.com  
 Email: hellstromsurveying@yahoo.com  
 DATE: OCTOBER 24, 2024

- MAP REFERENCES:**
1. "SUBDIVISION PLAN SECTION ONE JOSHUA FARMS PREPARED FOR R. MCCORRISON - W. DUFFORD - H. MEGSON HEBRON CONN., DATE 6-13-78, REVISED 8-10-78, BY HARRY K MEGSON"
  2. "PLOT PLAN PROPERTY OF MAURICE J KESSLER AND DIANE KESSLER IN HEBRON, CONNECTICUT, DATE 8-27-96"
  3. "SUBDIVISION PLAN SECTION TWO JOSHUA FARMS PREPARED FOR R. MCCORRISON - W. DUFFORD - H. MEGSON HEBRON CONN., DATE 2-14-79, BY HARRY K MEGSON"
  4. "HOPE VALLEY ESTATE SUBDIVISION PLAN PROPERTY OF CLIFFORD W. SLICER, ET AL HEBRON CONN. DATED, 4-2-68, BY MEGSON & HYPPA"
  5. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF HEBRON FROM RAYMOND BROOK NORTHERLY ABOUT 4700 FEET ROUTE NO. 366 NUMBER 9071, DATE JAN. 29, 1932"
  6. "TOWN OF HEBRON MAP SHOWING THE LOCATION OF A SECTION OF HIGHWAY TO BE ABANDONED ON THE COLCHESTER-HEBRON ROAD WHICH SHALL REVERT TO THE TOWN AS PER CHAPTER SECTION 41 OF THE PUBLIC ACT OF OF 1925, CONNECTICUT STATE HIGHWAY DEPARTMENT"

*I have delineated state of Connecticut wetlands and watercourses present on the subject site and have reviewed this plan and it is my opinion that the limits of the wetlands and watercourses depicted hereon are representative of those delineated in the field.*

\_\_\_\_\_  
 IAN COLE  
*Certification is not valid without live signature*

**APPLICANT:**  
 BRIA COMER  
 220 GILEAD STREET  
 HEBRON, CT 06248

**OWNER:**  
 DAVID ELLENBERG  
 1661 NW 143RD TERRACE  
 PEMBROKE PINES, FL. 33028

**APPROVED**

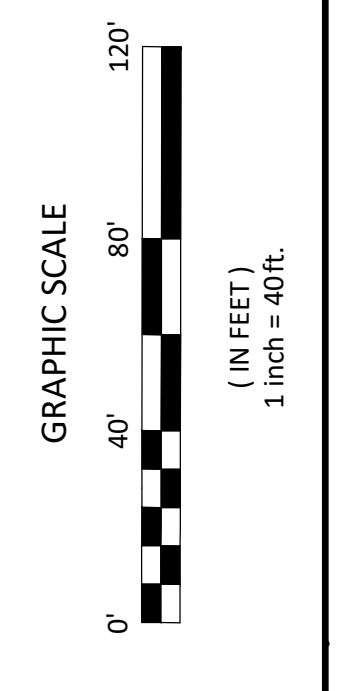
BY  
 HEBRON PLANNING & ZONING COMMISSION

APPROVAL DATE \_\_\_\_\_

EXPIRATION DATE \_\_\_\_\_

COMMISSION SIGNATURE \_\_\_\_\_

- MAP STANDARD NOTES:**
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  - TYPE OF SURVEY: PROPERTY SURVEY  
 BOUNDARY DETERMINATION CATEGORY: RESURVEY  
 HORIZONTAL ACCURACY CLASS: A-2  
 TOPOGRAPHIC ACCURACY CLASS: D (CT-ECO LIDAR)
  2. WETLAND FLAGS DEPICTED HEREON ARE BASED ON FIELD LOCATION PERFORMED ON 4/26/2023.
  3. STREET LINE SHOWN PER MAP REFERENCE 2.



NO.	DATE	DESCRIPTION

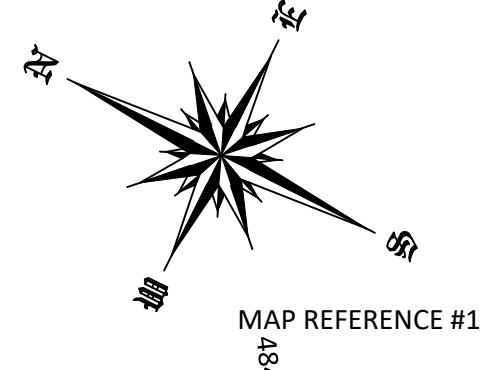
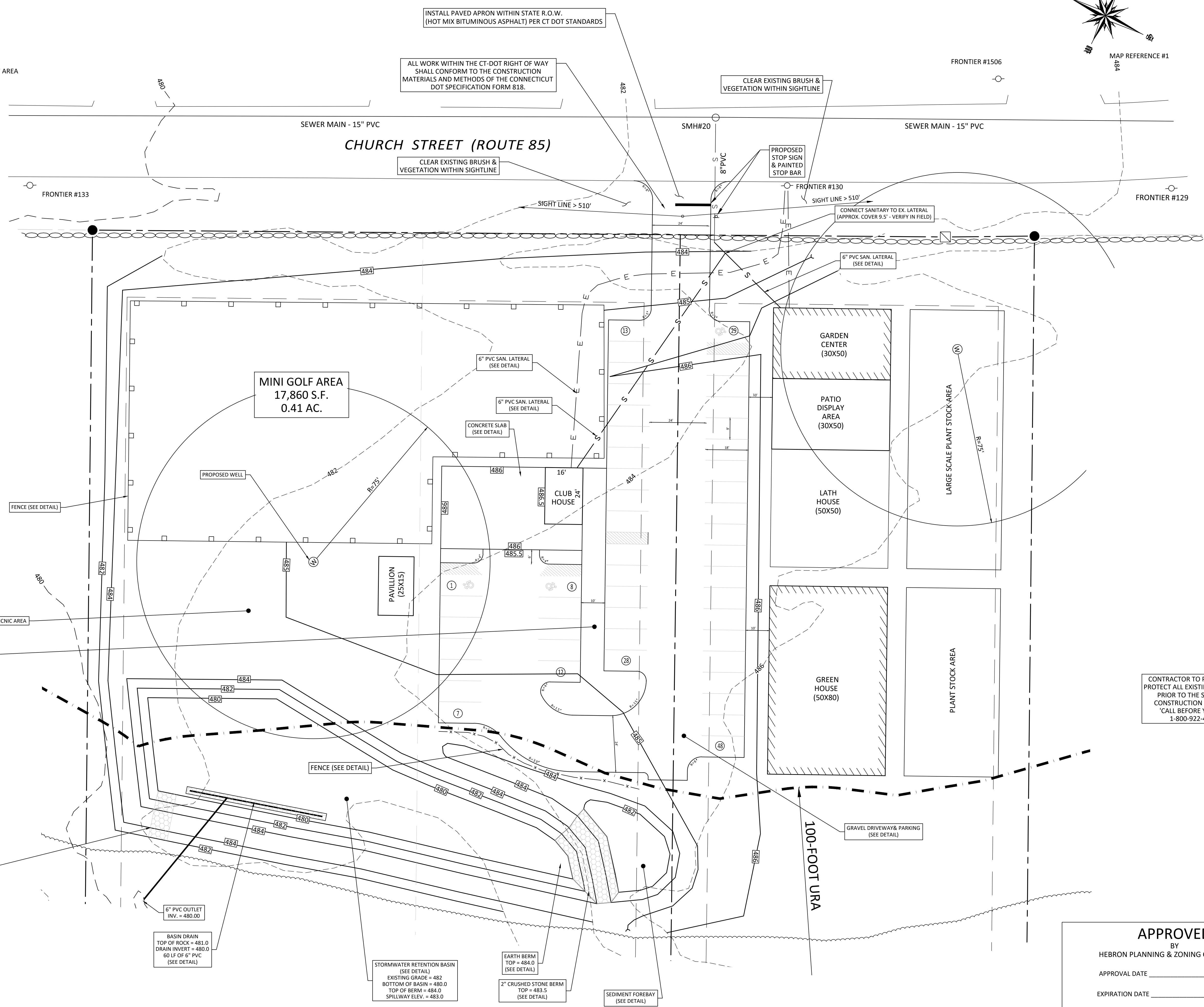
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

THIS DRAWING IS NOT VALID UNLESS IT BEARS AN ORIGINAL INK SIGNATURE AND EMBOSSED SEAL.

ROBERT W. HELLSTROM, L.L.S. #13626

**LEGEND**

- PROPERTY LINE
- SETBACK LINE
- STONE WALL
- CONTOUR LINE
- TREE/BRUSH LINE
- LIMIT OF UPLAND REVIEW AREA
- LIMIT OF WETLAND SOILS
- UTILITY POLE
- IRON PIN OR PIPE FOUND
- IRON PIN SET: 5/8" REBAR
- MONUMENT FOUND
- ANGLE POINT
- DRILL HOLE TO BE SET



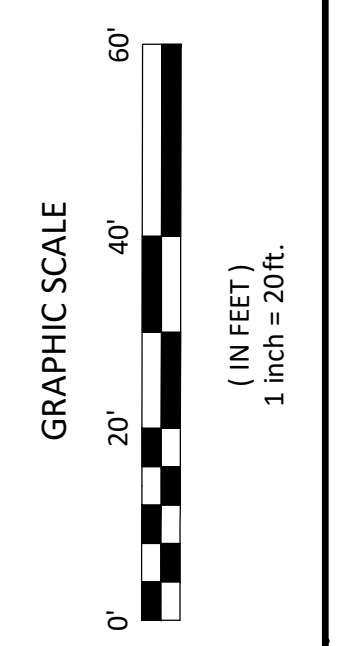
**ROB HELLSTROM**  
**LAND SURVEYING LLC**  
 61 MAIN STREET - SUITE G  
 HEBRON, CONNECTICUT  
 (860)-228-9853

Mailing Address:  
 P.O. BOX 378  
 HEBRON, CT 06248  
 www.rhllset.com  
 Email: hellstromsurveying@yahoo.com

**SITE DEVELOPMENT PLAN**  
**LOT #4 - ELLENBERG SUBDIVISION**  
 - PREPARED FOR -  
**BRIA COMER**  
 ASSESSORS NO. 12-18 (LOT 3) CHURCH STREET  
 HEBRON CONNECTICUT  
 SHEET NO.: 3 OF 9  
 JOB NO.: 22-006  
 SCALE: 1" = 20'  
 FILE NO.: 22-006\_SP.DWG

CONTRACTOR TO PRESERVE & PROTECT ALL EXISTING UTILITIES. PRIOR TO THE START OF CONSTRUCTION CONTACT 'CALL BEFORE YOU DIG' 1-800-922-4455

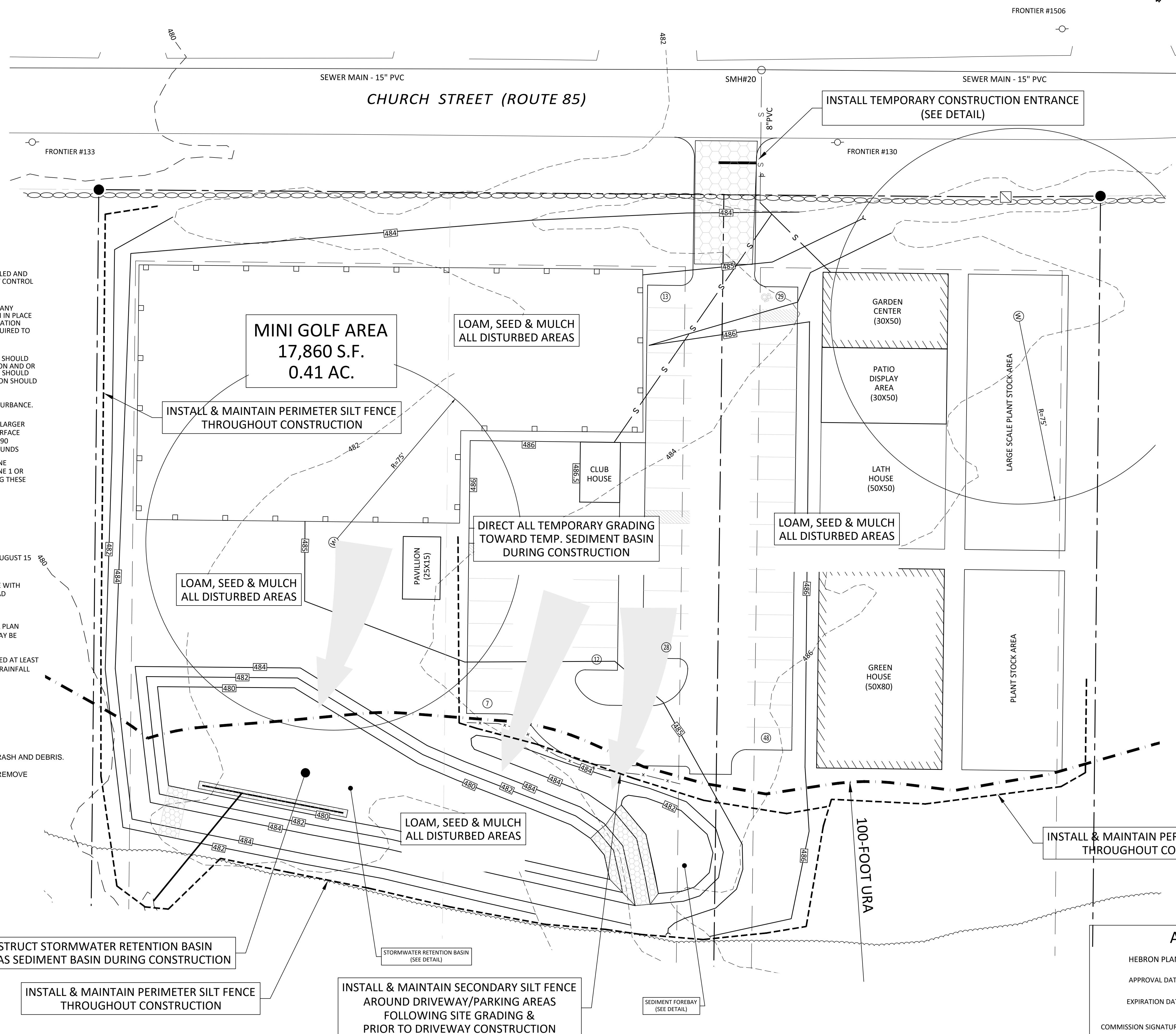
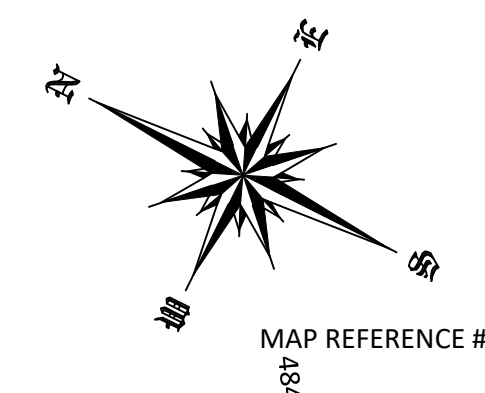
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 MARK A. REYNOLDS, P.E. #197269



**APPROVED**  
 BY  
 HEBRON PLANNING & ZONING COMMISSION  
 APPROVAL DATE \_\_\_\_\_  
 EXPIRATION DATE \_\_\_\_\_  
 COMMISSION SIGNATURE \_\_\_\_\_

**LEGEND**

- PROPERTY LINE
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- IRON PIN SET: 5/8" REBAR
- ⊠ MONUMENT FOUND
- ⊙ ANGLE POINT
- ⊙ DRILL HOLE TO BE SET
- - - SILT FENCE



**EROSION & SEDIMENT CONTROL NOTES:**

ALL EROSION & SEDIMENT CONTROL MEASURES TO BE CONSTRUCTED AS DETAILED AND SPECIFIED IN THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL JANUARY 2002 AS AMENDED.

ALL EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION, PROPERLY MAINTAINED DURING CONSTRUCTION AND REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN PROPERLY STABILIZED. AFTER INSTALLATION OF THE INITIALLY PRESCRIBED MEASURES, ADDITIONAL MEASURES MAY BE REQUIRED TO ADDRESS FIELD CONDITIONS AS ORDERED BY THE TOWN OF HEBRON OR ITS DESIGNATED AGENT(S).

THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED. THE EXPOSURE SHOULD BE THE SHORTEST PERIOD OF TIME. WHEN NECESSARY TEMPORARY VEGETATION AND OR MULCHING SHOULD BE USED TO PROTECT EXPOSED AREAS. FINAL VEGETATION SHOULD BE INSTALLED AS SOON AS POSSIBLE. WHEREVER FEASIBLE NATURAL VEGETATION SHOULD BE RETAINED AND PROTECTED.

THE STOCKPILING OF BUILDING MATERIALS SHALL BE WITHIN THE AREA OF DISTURBANCE.

SEEDBED PREPARATION: FINE GRADE AND RAKE SOIL TO REMOVE ANY STONES LARGER THAN 2 INCHES. INSTALL ANY NEEDED EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSIONS. APPLY LIMESTONE AT A RATE OF TWO TONS PER ACRE OR 90 POUNDS PER 1000 SQUARE FEET. FERTILIZE WITH 10-10-10 AT A RATE OF 11 POUNDS PER 1000 SQUARE FEET.

SEED APPLICATION: APPLY SHADE TOLERANT GRASS MIXTURE BY HAND, CYCLONE SEEDER OR HYDROSEEDER. SEEDING SHALL BE DONE BETWEEN APRIL 1 AND JUNE 1 OR BETWEEN AUGUST 15 AND SEPTEMBER 1. IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE UNTIL SEED CAN BE DONE.

ESTABLISH PERMANENT VEGETATION USING A SEED MIXTURE OF:  
 KENTUCKY BLUEGRASS 20 LBS/ACRE  
 CREEPING RED FESCUE 20 LBS/ACRE  
 PERENNIAL RYE GRASS 5 LBS/ACRE  
 TOTAL 45 LBS/ACRE  
 THE RECOMMENDED DATES FOR SEEDING ARE APRIL 1 THROUGH JUNE 1 AND AUGUST 15 THROUGH SEPTEMBER 1.

MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDBED SURFACE WITH STRAW OR HAY AT A RATE OF 1.5 TO 2 TONS PER ACRE. MULCH SHALL BE SPREAD BY HAND OR WITH A MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE APPROXIMATELY TWO TO THREE INCHES.

THE TOWN OF HEBRON RESERVES THE RIGHT TO REVISE THE EROSION CONTROL PLAN AS CONDITIONS WARRANT. ADDITIONAL EROSION AND CONTROL MEASURES MAY BE REQUIRED AT THE DIRECTION OF THE TOWN OF HEBRON ZEO.

EROSION AND SEDIMENTATION CONTROL MEASURES WILL NEED TO BE INSPECTED AT LEAST ONCE A WEEK, AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH A RAINFALL AMOUNT OF 0.5" OR GREATER.

**OPERATION AND MAINTENANCE SCHEDULE**

**-STORM WATER RETENTION BASIN**

INSPECT AFTER MAJOR RAINSTORMS (0.5" OR GREATER) & REMOVE TRASH AND DEBRIS.

INSPECT BASIN INLETS AND OUTLET FOR SEDIMENT ACCUMULATION. REMOVE SEDIMENTATION AFTER ACCUMULATION IN EXCESS OF 3".

**-PAVED AREAS**

SWEEP ANNUALLY IN SPRING TO REMOVE SAND AND SILT MATERIALS.

**PARTY RESPONSIBLE FOR EROSION CONTROLS**

BRIA COMER

CONSTRUCT STORMWATER RETENTION BASIN TO ACT AS SEDIMENT BASIN DURING CONSTRUCTION

INSTALL & MAINTAIN PERIMETER SILT FENCE THROUGHOUT CONSTRUCTION

INSTALL & MAINTAIN SECONDARY SILT FENCE AROUND DRIVEWAY/PARKING AREAS FOLLOWING SITE GRADING & PRIOR TO DRIVEWAY CONSTRUCTION

INSTALL & MAINTAIN PERIMETER SILT FENCE THROUGHOUT CONSTRUCTION

LOAM, SEED & MULCH ALL DISTURBED AREAS

MINI GOLF AREA  
17,860 S.F.  
0.41 AC.

LOAM, SEED & MULCH ALL DISTURBED AREAS

DIRECT ALL TEMPORARY GRADING TOWARD TEMP. SEDIMENT BASIN DURING CONSTRUCTION

LOAM, SEED & MULCH ALL DISTURBED AREAS

INSTALL TEMPORARY CONSTRUCTION ENTRANCE (SEE DETAIL)

INSTALL & MAINTAIN PERIMETER SILT FENCE THROUGHOUT CONSTRUCTION

**APPROVED**

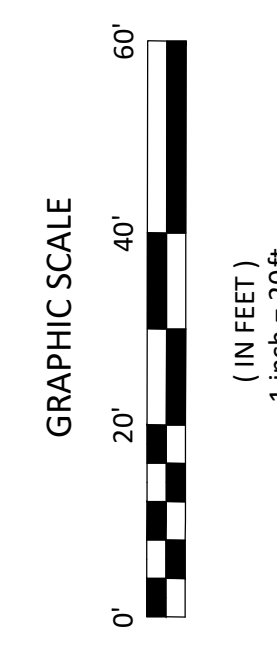
BY HEBRON PLANNING & ZONING COMMISSION

APPROVAL DATE \_\_\_\_\_

EXPIRATION DATE \_\_\_\_\_

COMMISSION SIGNATURE \_\_\_\_\_

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 MARK A. REYNOLDS, P.E. #197289



**ROB HELSTROM**  
**LAND SURVEYING LLC**  
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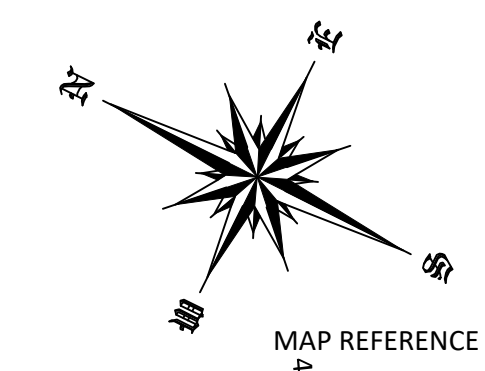
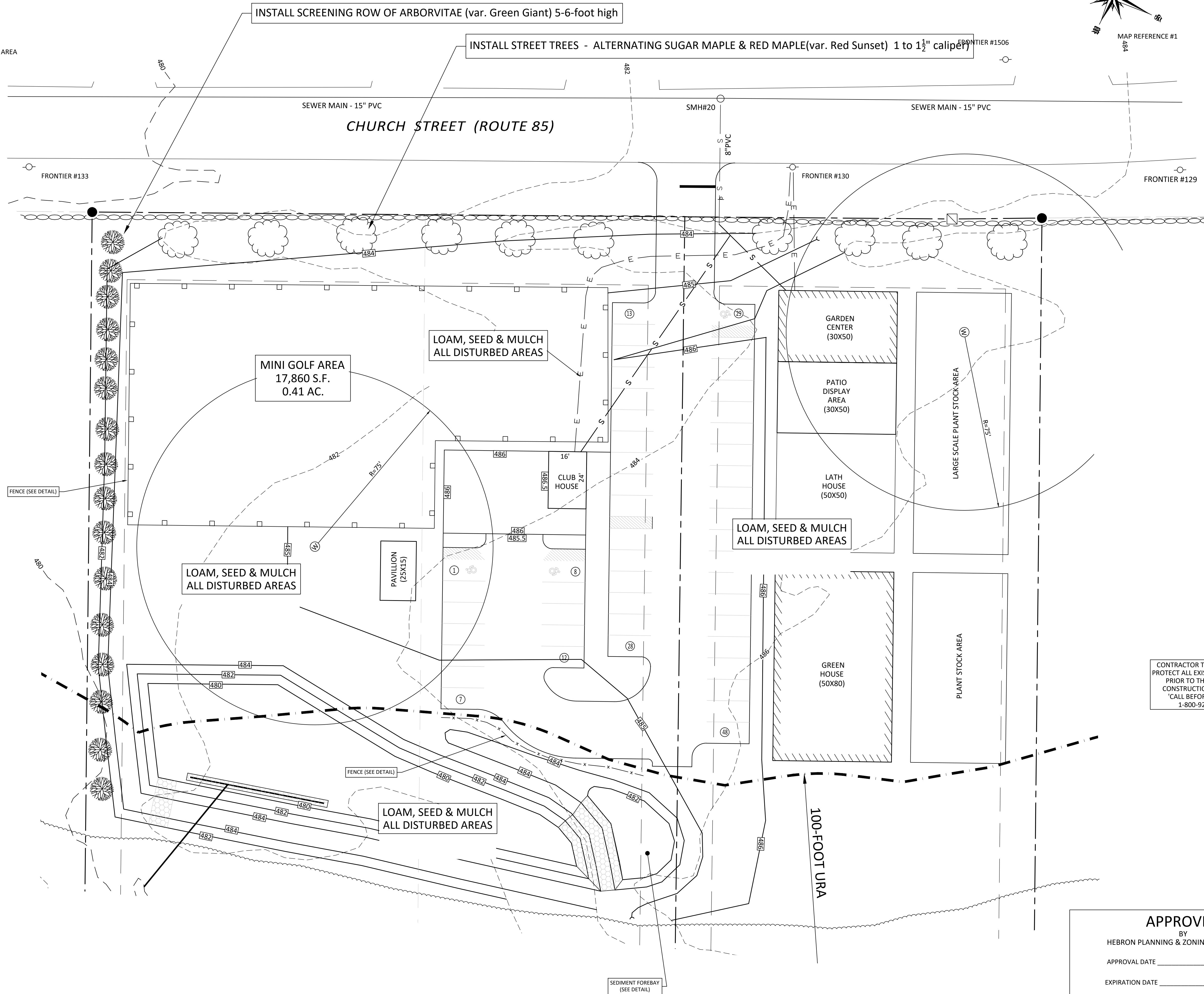
EROSION & SEDIMENTATION CONTROL PLAN  
 LOT #4 - ELLENBERG SUBDIVISION  
 - PREPARED FOR -  
 BRIA COMER  
 ASSESSORS NO. 12-18 (LOT 3) CHURCH STREET

HEBRON CONNECTICUT  
 SHEET NO.: 4 OF 9  
 SCALE: 1" = 20'  
 JOB NO.: 22-006  
 FILE NO.: 22-006\_SP.DWG

DATE: OCTOBER 24, 2024  
 BY: MAR

**LEGEND**

- PROPERTY LINE
- SETBACK LINE
- STONE WALL
- CONTOUR LINE
- TREE/BRUSH LINE
- LIMIT OF UPLAND REVIEW AREA
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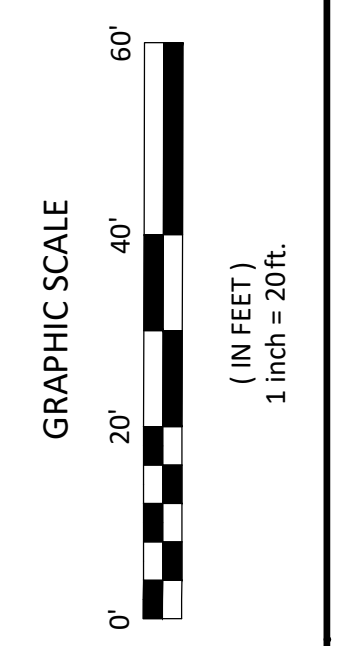
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 www.rhslc.com  
 Email: hellstromsurveying@yahoo.com

LANDSCAPE & LIGHTING PLAN  
**LOT #3 - ELLENBERG SUBDIVISION**  
 - PREPARED FOR -  
**BRIA COMER**  
 ASSESSORS NO. 12-18 (LOT 4) CHURCH STREET  
 HEBRON CONNECTICUT  
 SHEET NO.: 5 OF 9  
 JOB NO.: 22-006  
 SCALE: 1" = 20'  
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 BY: MAR  
 FILE NO.: 22-006\_SP.DWG

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 MARK A. REYNOLDS, P.E. #19729

**APPROVED**  
 BY  
 HEBRON PLANNING & ZONING COMMISSION  
 APPROVAL DATE \_\_\_\_\_  
 EXPIRATION DATE \_\_\_\_\_  
 COMMISSION SIGNATURE \_\_\_\_\_









APPLICATION

CONSERVATION COMMISSION

TOWN OF HEBRON

15 Gilead Street  
Hebron, CT 06248  
(860) 228-5971  
fax: (860)228-5980



File No:	1045-3
Received:	
Approved:	
Denied:	
Fee Paid:	1045-3

Inland Wetlands and Watercourses Permit

Site Location LOT 3 - Ellenberg Subdivision Assessors Map 12 Lot 18 Zone NC  
 Street Address RT 85 - Church St Total Parcel Acreage \_\_\_\_\_ Total Area of Wetlands Disturbance 0-

Owner of Record <u>David Ellenberg</u>	Telephone (H) _____ (W) _____
Address <u>1661 NW 143RD</u>	Mailing Address <u>SAME</u>
Address <u>Pembroke, Pines FL 33028</u>	Mailing Address _____

Applicant <u>Bria Comer</u>	Telephone (H) <u>860-335-3222</u> (W) _____
Address <u>220 Gilead St.</u>	Mailing Address <u>SAME</u>
Address <u>Hebron, CT 06248</u>	Mailing Address _____

Agent/Lessee _____	Telephone (H) _____ (W) _____
Address _____	Mailing Address _____
Address _____	Mailing Address _____

To the Conservation Commission:

I, Bria Comer, hereby apply for and Inland Wetlands and Water Courses Permit, pursuant to Section(s) 7.1 of the Hebron Inland Wetlands and Watercourse Regulations for: (describe proposed regulated activities) Construction of a mini golf course and associated parking, clubhouse, pavilion.  
0.38 Ac. of Activity in URA For Stormwater Basin

The undersigned hereby applies for an Inland Wetland and Watercourses permit for the property described herein and confirms that:

- 1) He is familiar with the currently effective Inland Wetlands and Watercourses Regulations, Town of Hebron.
- 2) The statements and representation contained herein and in all supporting documents are true to the best of his knowledge.
- 3) By making this application, he gives his permission to the Conservation Commission or its representative to enter the portions of the applicant's premises which are the subject of this application for the purpose of inspection and investigation and otherwise evaluating the merits of the application.

David L. Ellenberg  
 Signature of Owner (s)

Bria Comer  
 Signature of Applicant

**NOTICE:** This application shall be in compliance with Section 7 of the Hebron Inland Wetlands and Watercourses Regulations and accompanied by the required fee, assessors field card, 12 copies of a certified plot plan bearing the raised seal of the Engineer and Surveyor licensed in the State of Connecticut, evidence of good standing with the Tax Collector's office and other materials as may be required by the Town of Hebron Zoning Regulations and or building code, names and addresses of all property owners within 200 feet of the boundaries of the subject parcel keyed to a map delineating a 200 foot radius around the subject site, the limits of clearing, location of adjacent wells, septic systems, ponds, wetlands, watercourses and/or other information as may be required by policies of the Conservation Commission.

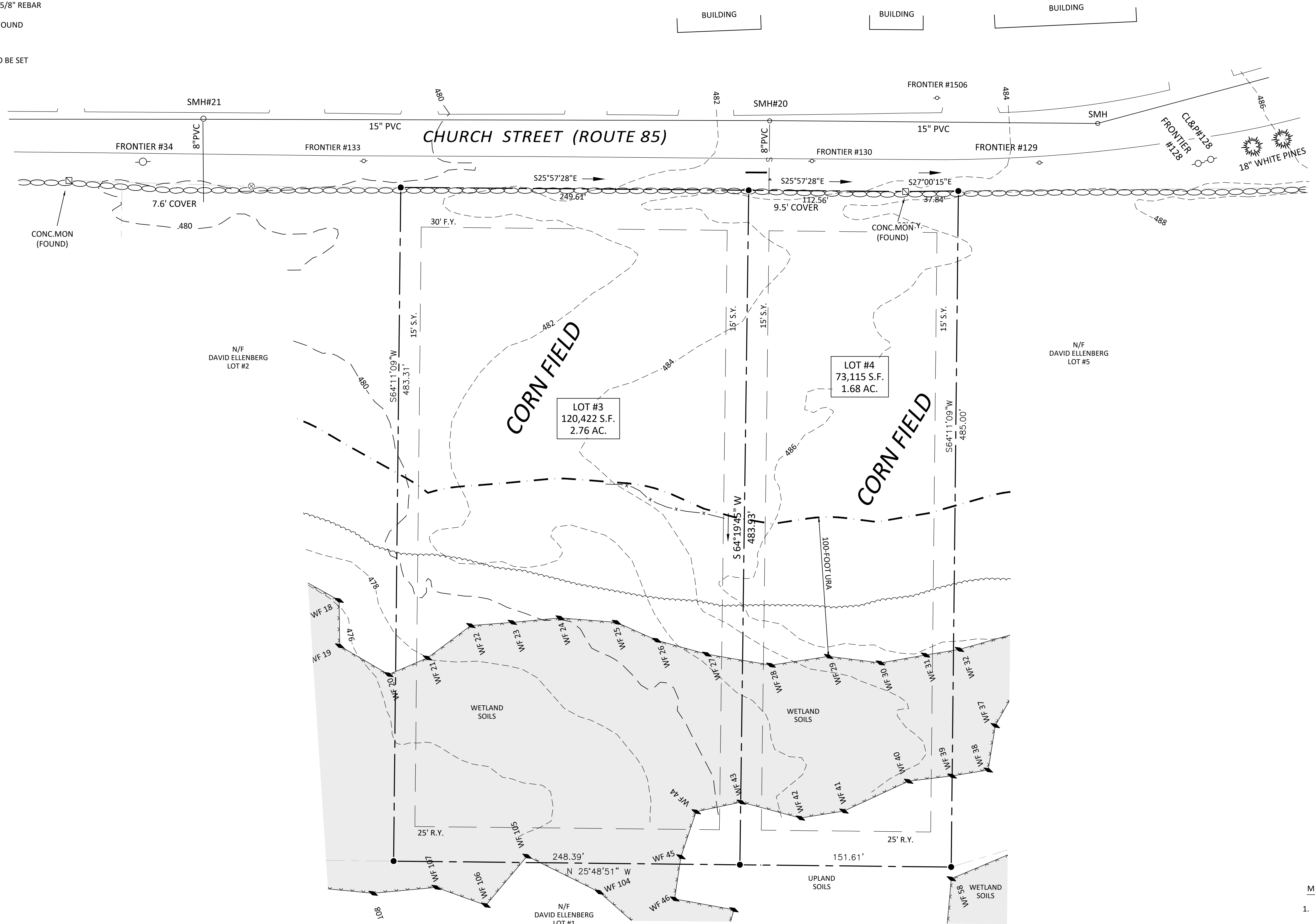
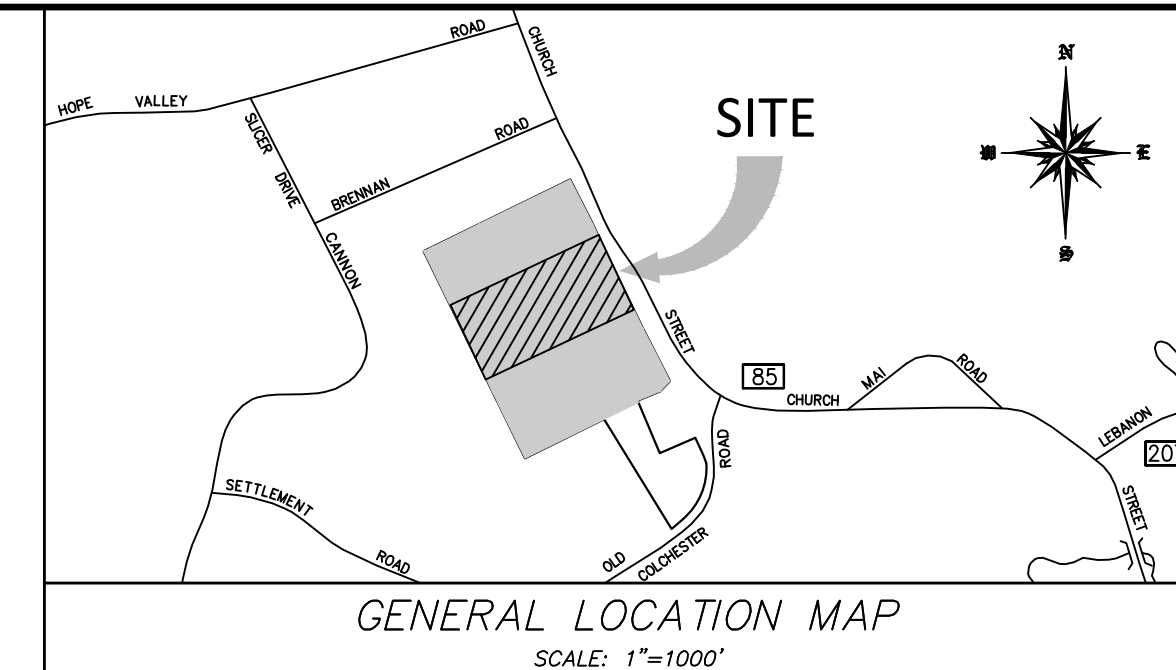
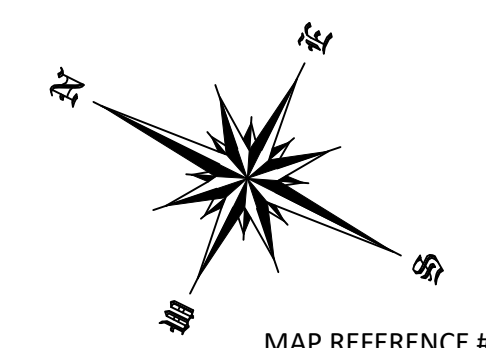
Pd. 1/9/2025 Ok #2176 Dmg.





**LEGEND**

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- SETBACK LINE
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- LIMIT OF UPLAND REVIEW AREA
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- MAP REFERENCES:**
1. "SUBDIVISION PLAN SECTION ONE JOSHUA FARMS PREPARED FOR R. MCCORRISON - W. DUFFORD - H. MEGSON HEBRON CONN., DATE 6-13-78, REVISED 8-10-78, BY HARRY K MEGSON"
  2. "PLOT PLAN PROPERTY OF MAURICE J KESSLER AND DIANE KESSLER IN HEBRON, CONNECTICUT, DATE 8-27-96"
  3. "SUBDIVISION PLAN SECTION TWO JOSHUA FARMS PREPARED FOR R. MCCORRISON - W. DUFFORD - H. MEGSON HEBRON CONN., DATE 2-14-79, BY HARRY K MEGSON"
  4. "HOPE VALLEY ESTATE SUBDIVISION PLAN PROPERTY OF CLIFFORD W. SLICER, ET AL HEBRON CONN. DATED, 4-2-68, BY MEGSON & HYPPA"
  5. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF HEBRON FROM RAYMOND BROOK NORTHERLY ABOUT 4700 FEET ROUTE NO. 366 NUMBER 9071, DATE JAN. 29, 1932"
  6. "TOWN OF HEBRON MAP SHOWING THE LOCATION OF A SECTION OF HIGHWAY TO BE ABANDONED ON THE COLCHESTER-HEBRON ROAD WHICH SHALL REVERT TO THE TOWN AS PER CHAPTER SECTION 41 OF THE PUBLIC ACT OF OF 1925, CONNECTICUT STATE HIGHWAY DEPARTMENT"

*I have delineated state of Connecticut wetlands and watercourses present on the subject site and have reviewed this plan and it is my opinion that the limits of the wetlands and watercourses depicted hereon are representative of those delineated in the field.*

\_\_\_\_\_  
IAN COLE

*Certification is not valid without live signature*

**APPLICANT:**  
BRIA COMER  
220 GILEAD STREET  
HEBRON, CT 06248

**OWNER:**  
DAVID ELLENBERG  
1661 NW 143RD TERRACE  
PEMBROKE PINES, FL. 33028

**APPROVED**

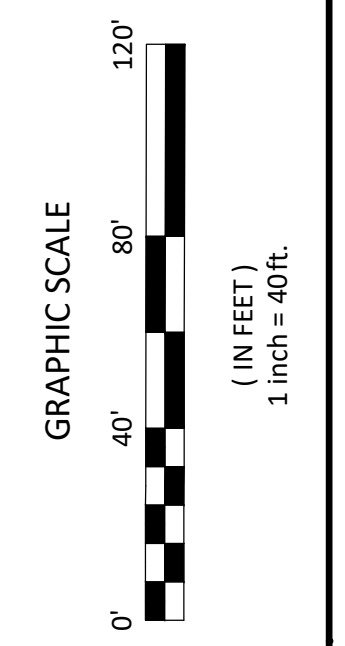
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ROBERT W. HELLSTROM, L.S. #13626

NO.	DATE	DESCRIPTION

REVISIONS

**ROB HELLSTROM**  
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EXISTING CONDITIONS SURVEY  
**LOT #3 - ELLENBERG SUBDIVISION**  
- PREPARED FOR -  
BRIA COMER














ASSESSORS NO. 12-18 (LOT 3) CHURCH STREET

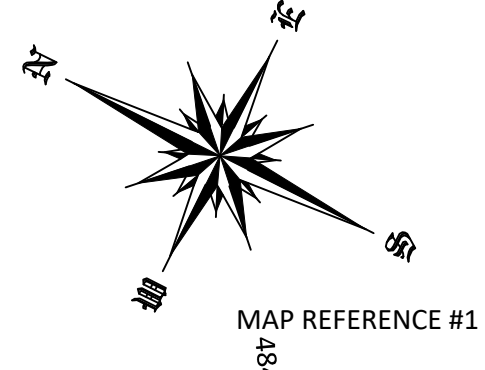
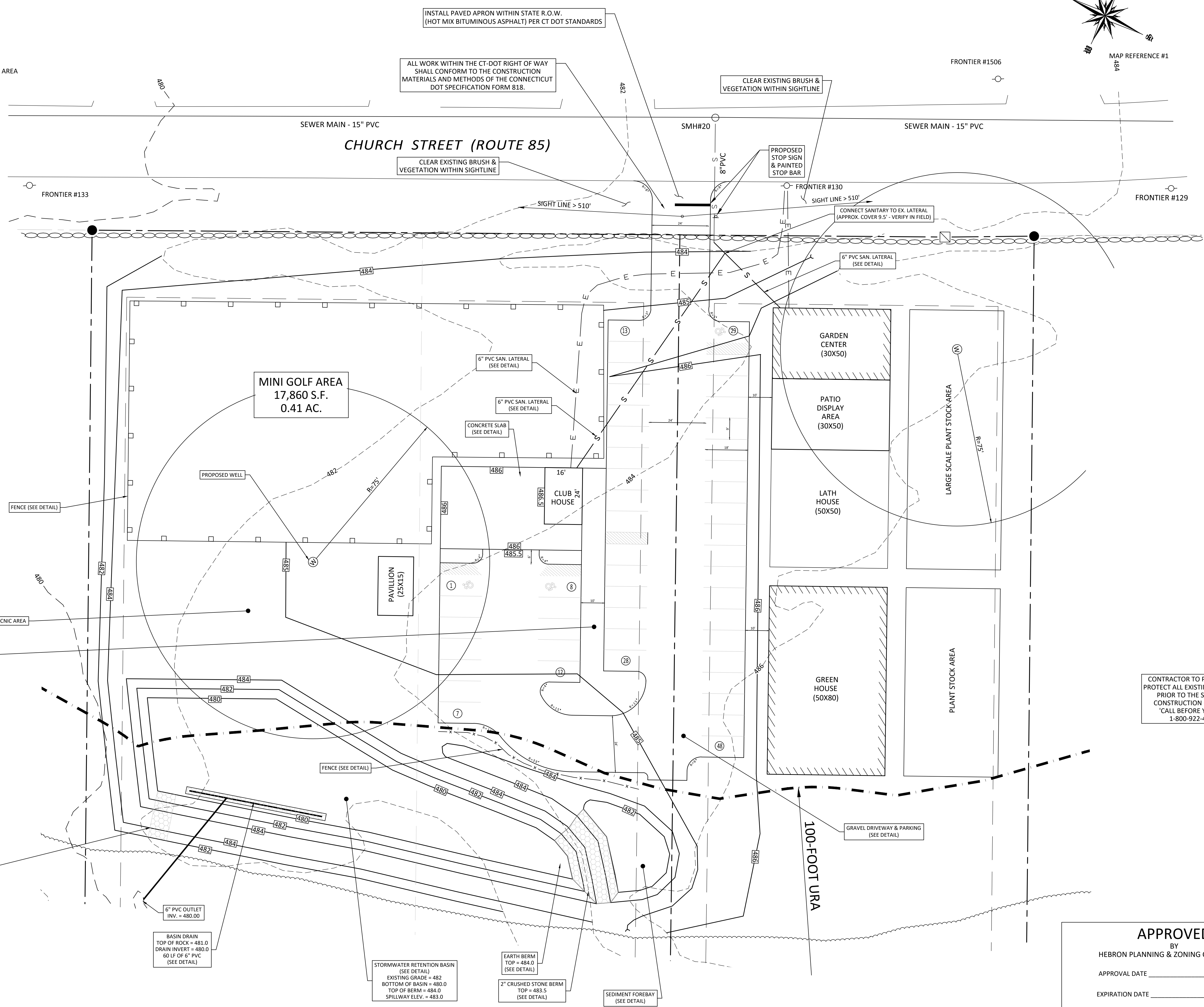
HEBRON CONNECTICUT

SHEET NO.: 2 OF 9  
SCALE: 1"=40'  
JOB NO.: 22-006  
FILE NO.: 22-006\_SP.DWG

DATE: OCTOBER 24, 2024  
BY: MAR

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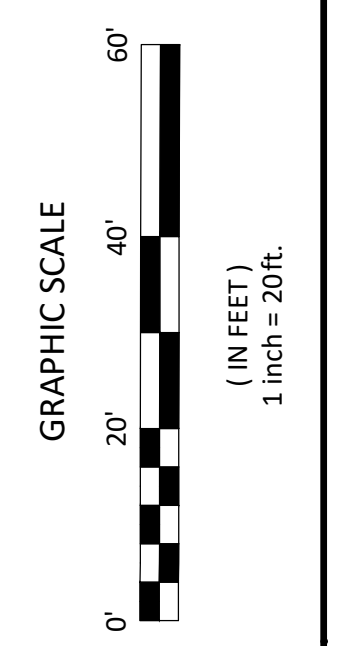
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**APPROVED**  
 BY  
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 EXPIRATION DATE \_\_\_\_\_  
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INSTALL PAVED APRON WITHIN STATE R.O.W. (HOT MIX BITUMINOUS ASPHALT) PER CT DOT STANDARDS

ALL WORK WITHIN THE CT-DOT RIGHT OF WAY SHALL CONFORM TO THE CONSTRUCTION MATERIALS AND METHODS OF THE CONNECTICUT DOT SPECIFICATION FORM 818.

CLEAR EXISTING BRUSH & VEGETATION WITHIN SIGHTLINE

CLEAR EXISTING BRUSH & VEGETATION WITHIN SIGHTLINE

PROPOSED STOP SIGN & PAINTED STOP BAR

CONNECT SANITARY TO EX. LATERAL (APPROX. COVER 9.5' - VERIFY IN FIELD)

CONCRETE SLAB (SEE DETAIL)

6" PVC SAN. LATERAL (SEE DETAIL)

6" PVC SAN. LATERAL (SEE DETAIL)

6" PVC OUTLET  
 INV. = 480.00  
 BASIN DRAIN  
 TOP OF ROCK = 483.0  
 DRAIN INVERT = 480.0  
 60 LF OF 6" PVC (SEE DETAIL)

STORMWATER RETENTION BASIN (SEE DETAIL)  
 EXISTING GRADE = 482  
 BOTTOM OF BASIN = 480.0  
 TOP OF BERM = 484.0  
 SPILLWAY ELEV. = 483.0

EARTH BERM  
 TOP = 484.0 (SEE DETAIL)  
 2" CRUSHED STONE BERM  
 TOP = 483.5 (SEE DETAIL)

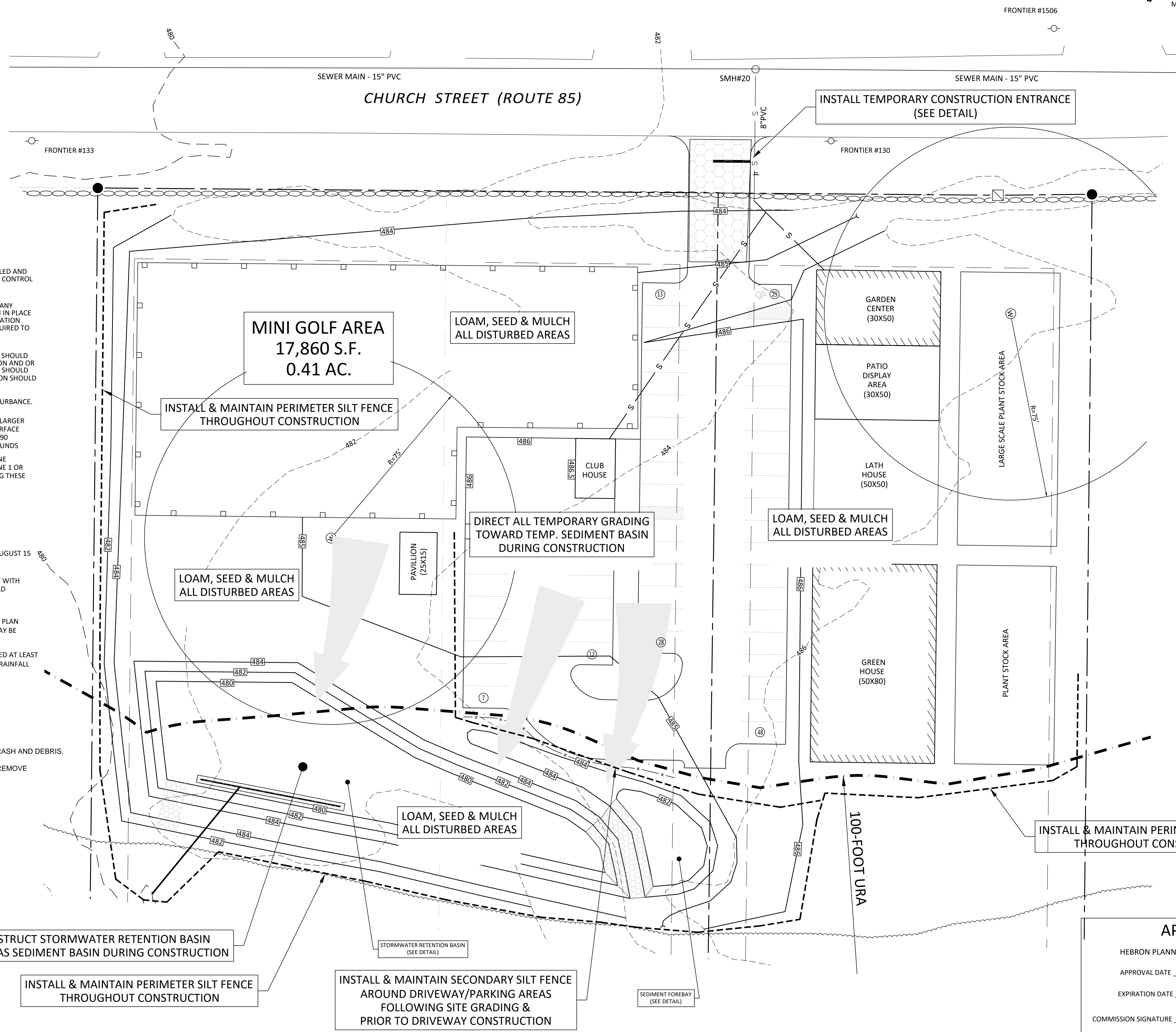
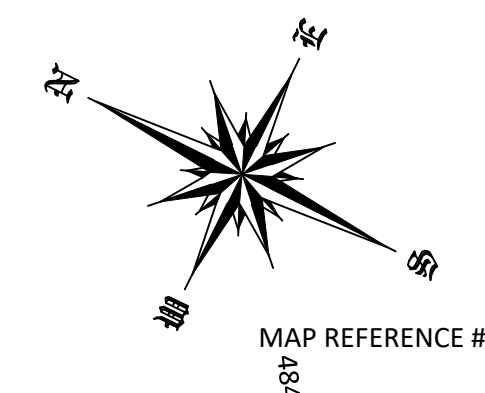
SEDIMENT FOREBAY (SEE DETAIL)

GRAVEL DRIVEWAY & PARKING (SEE DETAIL)

100-FOOT URA

**LEGEND**

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- - - SILT FENCE



**EROSION & SEDIMENT CONTROL NOTES:**

ALL EROSION & SEDIMENT CONTROL MEASURES TO BE CONSTRUCTED AS DETAILED AND SPECIFIED IN THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL JANUARY 2002 AS AMENDED.

ALL EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION, PROPERLY MAINTAINED DURING CONSTRUCTION AND REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN PROPERLY STABILIZED. AFTER INSTALLATION OF THE INITIALLY PRESCRIBED MEASURES, ADDITIONAL MEASURES MAY BE REQUIRED TO ADDRESS FIELD CONDITIONS AS ORDERED BY THE TOWN OF HEBRON OR ITS DESIGNATED AGENT(S).

THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED. THE EXPOSURE SHOULD BE THE SHORTEST PERIOD OF TIME. WHEN NECESSARY TEMPORARY VEGETATION AND OR MULCHING SHOULD BE USED TO PROTECT EXPOSED AREAS. FINAL VEGETATION SHOULD BE INSTALLED AS SOON AS POSSIBLE. WHEREVER FEASIBLE NATURAL VEGETATION SHOULD BE RETAINED AND PROTECTED.

THE STOCKPILING OF BUILDING MATERIALS SHALL BE WITHIN THE AREA OF DISTURBANCE.

SEEDBED PREPARATION: FINE GRADE AND RAKE SOIL TO REMOVE ANY STONES LARGER THAN 2 INCHES. INSTALL ANY NEEDED EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSIONS. APPLY LIMESTONE AT A RATE OF TWO TONS PER ACRE OR 90 POUNDS PER 1000 SQUARE FEET. FERTILIZE WITH 10-10-10 AT A RATE OF 11 POUNDS

SEED APPLICATION: APPLY SHADE TOLERANT GRASS MIXTURE BY HAND, CYCLONE SEEDER OR HYDROSEEDER. SEEDING SHALL BE DONE BETWEEN APRIL 1 AND JUNE 1 OR BETWEEN AUGUST 15 AND SEPTEMBER 1. IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE UNTIL SEED CAN BE DONE.

ESTABLISH PERMANENT VEGETATION USING A SEED MIXTURE OF:

- KENTUCKY BLUEGRASS 20 LBS/ACRE
- CREeping RED FESCUE 20 LBS/ACRE
- PERENNIAL RYE GRASS 5 LBS/ACRE
- TOTAL 45 LBS/ACRE

THE RECOMMENDED DATES FOR SEEDING ARE APRIL 1 THROUGH JUNE 1 AND AUGUST 15 THROUGH SEPTEMBER 1.

MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDING SURFACE WITH STRAW OR HAY AT A RATE OF 1.5 TO 2 TONS PER ACRE. MULCH SHALL BE SPREAD BY HAND OR WITH A MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE APPROXIMATELY TWO TO THREE INCHES.

THE TOWN OF HEBRON RESERVES THE RIGHT TO REVISE THE EROSION CONTROL PLAN AS CONDITIONS WARRANT. ADDITIONAL EROSION AND CONTROL MEASURES MAY BE REQUIRED AT THE DIRECTION OF THE TOWN OF HEBRON ZEO.

EROSION AND SEDIMENTATION CONTROL MEASURES WILL NEED TO BE INSPECTED AT LEAST ONCE A WEEK, AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH A RAINFALL AMOUNT OF 0.5" OR GREATER.

**OPERATION AND MAINTENANCE SCHEDULE**

**-STORM WATER RETENTION BASIN**

INSPECT AFTER MAJOR RAINSTORMS (0.5" OR GREATER) & REMOVE TRASH AND DEBRIS.

INSPECT BASIN INLETS AND OUTLET FOR SEDIMENT ACCUMULATION. REMOVE SEDIMENTATION AFTER ACCUMULATION IN EXCESS OF 3".

**-PAVED AREAS**

SWEEP ANNUALLY IN SPRING TO REMOVE SAND AND SILT MATERIALS.

**PARTY RESPONSIBLE FOR EROSION CONTROLS**

BRIA COMER

CONSTRUCT STORMWATER RETENTION BASIN TO ACT AS SEDIMENT BASIN DURING CONSTRUCTION

INSTALL & MAINTAIN PERIMETER SILT FENCE THROUGHOUT CONSTRUCTION

INSTALL & MAINTAIN SECONDARY SILT FENCE AROUND DRIVEWAY/PARKING AREAS FOLLOWING SITE GRADING & PRIOR TO DRIVEWAY CONSTRUCTION

**ROB HELLSTROM**  
**LAND SURVEYING LLC**  
 61 MAIN STREET - SUITE G  
 HEBRON, CONNECTICUT  
 (860)-228-9853

MAILING ADDRESS:  
 P.O. BOX 378  
 HEBRON, CT 06248  
 www.rhslc.com  
 Email: hellstromsurveying@yahoo.com

EROSION & SEDIMENTATION CONTROL PLAN  
 LOT #3 - ELLENBERG SUBDIVISION  
 - PREPARED FOR -  
 BRIA COMER  
 ASSESSORS NO. 12-18 (LOT 3) CHURCH STREET  
 HEBRON CONNECTICUT  
 SHEET NO.: 4 OF 9  
 SCALE: 1" = 20'  
 JOB NO.: 22-006  
 FILE NO.: 22-006\_SP.DWG





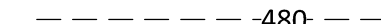








NO.	DATE

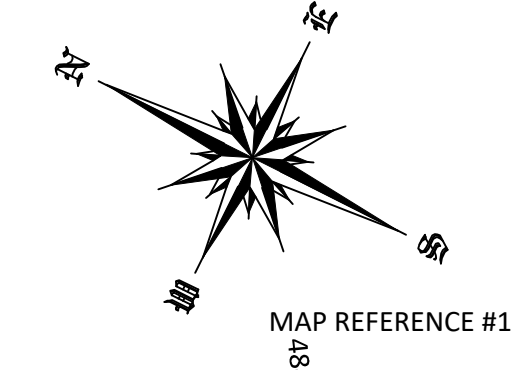
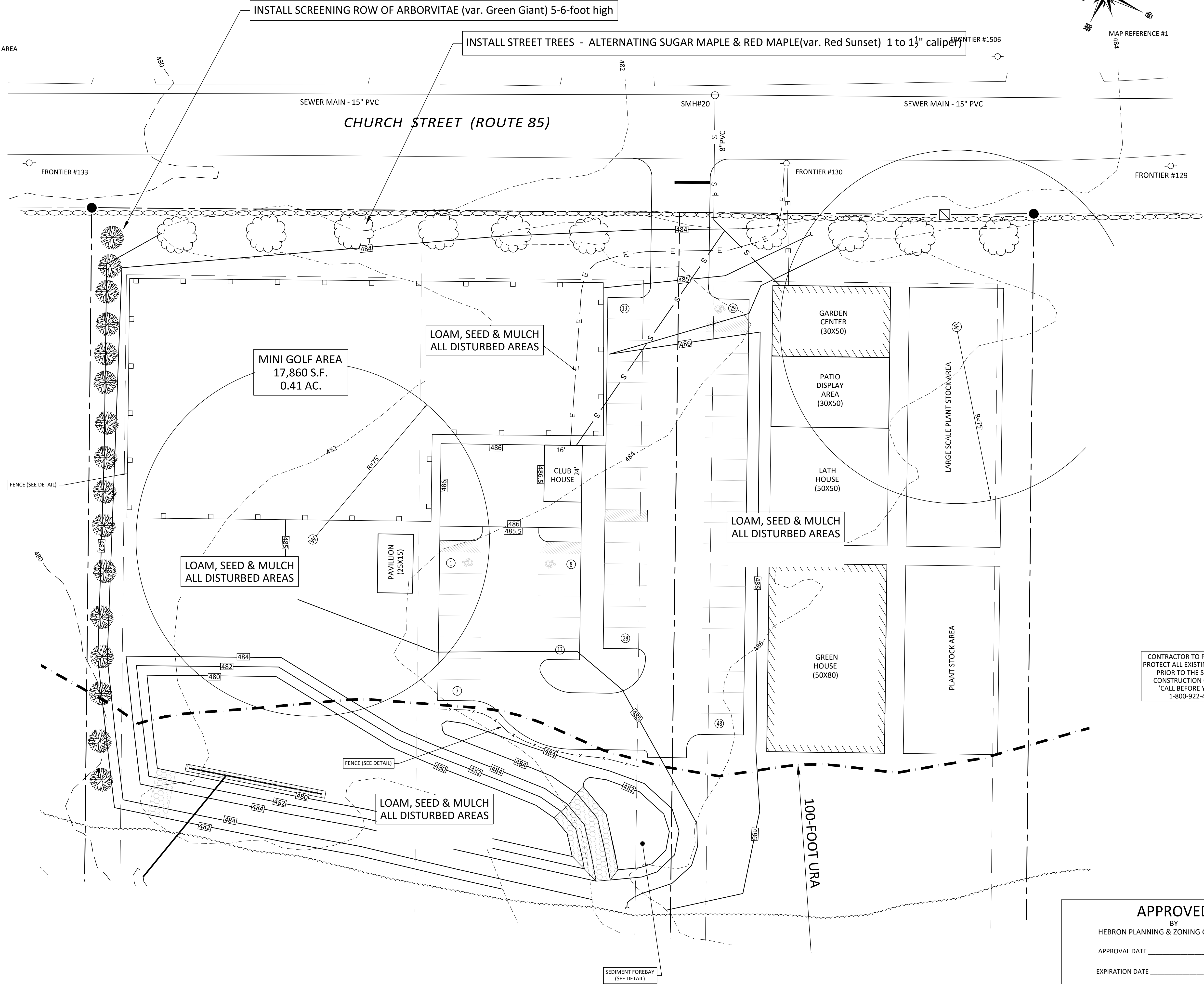
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.  
 THIS DRAWING IS NOT VALID UNLESS IT BEARS AN ORIGINAL SIGNATURE AND LICENSED SEAL.  
 MARK A. REYNOLDS, P.E. #197289

GRAPHIC SCALE  
 0' 20' 40' 60'  
 (IN FEET)  
 1 inch = 20ft.

**APPROVED**  
 BY  
 HEBRON PLANNING & ZONING COMMISSION  
 APPROVAL DATE \_\_\_\_\_  
 EXPIRATION DATE \_\_\_\_\_  
 COMMISSION SIGNATURE \_\_\_\_\_

**LEGEND**

-  PROPERTY LINE
-  SETBACK LINE
-  STONE WALL
-  CONTOUR LINE
-  TREE/BRUSH LINE
-  LIMIT OF UPLAND REVIEW AREA
-  LIMIT OF WETLAND SOILS
-  UTILITY POLE
-  IRON PIN OR PIPE FOUND
-  IRON PIN SET: 5/8" REBAR
-  MONUMENT FOUND
-  ANGLE POINT
-  DRILL HOLE TO BE SET



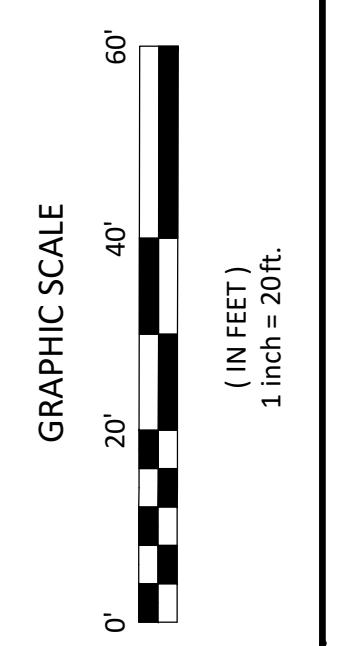
**ROB HELLSTROM**  
**LAND SURVEYING LLC**  
 61 MAIN STREET - SUITE G  
 HEBRON, CONNECTICUT  
 (860)-228-9853

Mailing Address:  
 P.O. BOX 378  
 HEBRON, CT 06248  
 www.rhlsct.com  
 Email: hellstromsurveying@yahoo.com

LANDSCAPE & LIGHTING PLAN  
**LOT #3 - ELLENBERG SUBDIVISION**  
 - PREPARED FOR -  
**BRIA COMER**  
 ASSESSORS NO. 12-18 (LOT 3) CHURCH STREET  
 HEBRON CONNECTICUT  
 SHEET NO.: 5 OF 9  
 JOB NO.: 22-006  
 SCALE: 1" = 20'  
 FILE NO.: 22-006\_SP.DWG

CONTRACTOR TO PRESERVE & PROTECT ALL EXISTING UTILITIES. PRIOR TO THE START OF CONSTRUCTION CONTACT 'CALL BEFORE YOU DIG' 1-800-922-4455

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.  
 THIS DRAWING IS NOT VALID UNLESS IT BEARS AN ORIGINAL INK SIGNATURE AND EMBOSSED SEAL.  
 MARK A. REYNOLDS, P.E. #19729



**APPROVED**  
 BY  
 HEBRON PLANNING & ZONING COMMISSION  
 APPROVAL DATE \_\_\_\_\_  
 EXPIRATION DATE \_\_\_\_\_  
 COMMISSION SIGNATURE \_\_\_\_\_







**ROB HELLSTROM  
LAND SURVEYING LLC**  
61 MAIN STREET - SUITE G  
HEBRON, CONNECTICUT  
(860)-228-9853

Meeting Address:  
P.O. BOX 378  
HEBRON, CT 06248  
www.rhlscl.com  
Email: hellstromsurveying@yahoo.com

NOTES & DETAILS  
LOT #3 - ELLENBERG SUBDIVISION  
- PREPARED FOR -  
BRIA COMER

ASSESSORS NO. 12-18 (LOT 3) CHURCH STREET

HEBRON  
SHEET NO.: 8 OF 9  
JOB NO.: 22-006  
SCALE: AS NOTED  
FILE NO.: 22-006\_SP.DWG

HEBRON  
SHEET NO.: 8 OF 9  
JOB NO.: 22-006  
SCALE: AS NOTED  
FILE NO.: 22-006\_SP.DWG

DATE: OCTOBER 24, 2024  
BY: MAR

#### TYPICAL METAL SIGN POSTS

#### TYPICAL SIGN PANEL ATTACHMENT

#### TYPICAL BACK TO BACK SIGN PANEL ATTACHMENT

#### TYPICAL BACK-UP PLATE

BOLTS - STAINLESS STEEL CONFORMING TO ASTM F593.  
ALLOY GRADE 1 OR 2 ALLOY TYPE 304 OR 316L.  
SELF LOCKING NUTS - STAINLESS STEEL CONFORMING TO ASTM F594.  
ALLOY GRADE 1 OR 2 ALLOY TYPE 304 OR 316L.  
WASHERS - STAINLESS STEEL CONFORMING TO ASTM A240.  
ALLOY TYPE 304 OR 316L.

#### METAL DELINEATOR POST

WT./FT. = 1.12 LBS./FT. MIN.

#### GENERAL NOTES:

- STEEL FOR DELINEATOR POSTS SHALL BE ASTM A36 STEEL. STEEL FOR ALL OTHER POSTS SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A 499 GRADE 80 AND TO THE CHEMICAL REQUIREMENTS OF ASTM A1 CA30N STEEL, THE RAIL HAVING NOMINAL WEIGHT (MASS) OF 91 LBS. OR GREATER PER LINEAR YARD.
- AFTER FABRICATION ALL STEEL POSTS, STRAPS AND PLATES SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A153.
- WASHERS FOR BREAKAWAY INSTALLATIONS SHALL MEET ASTM F436, TYPE 1.
- SPACER BAR FOR BREAKAWAY INSTALLATIONS SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A36.
- ALL BOLTS, NUTS, AND WASHERS FOR BREAKAWAY INSTALLATIONS SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A153.
- ALL SIGN POSTS SHALL HAVE BREAKAWAY FEATURES THAT MEET ASHTO REQUIREMENTS CONTAINED IN THE CURRENT STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS. THE BREAKAWAY FEATURES SHALL BE STRUCTURALLY ADEQUATE TO CARRY THE SIGNS SHOWN IN THE PLANS AT 60 MPH WIND LOADINGS. INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
- SIGN POSTS SHALL BE 4 LBS./FT.

#### BREAKAWAY INSTALLATION FOR 4 LBS./FT. POSTS

GALVANIZED STEEL 4 LBS. SPACER BAR 2" LONG x 1/2" WIDE x 1/4" THICK OR ANOTHER BREAKAWAY SYSTEM THAT MEETS HIGH OR MEDIUM WIND CHARGE TEST REQUIREMENTS FOR 4 LBS/FT. POSTS.

#### TYPICAL SIGN POST INSTALLATION IN LEDGE

LEDGE SHALL BE REMOVED TO DRIVE THE BASE POST TO A DEPTH OF 36". HOLE SHALL BE FILLED WITH SUB-BASE MATERIAL AND COMPACTED WITH A TAMPING BAR, OR TECHNIQUE APPROVED BY THE ENGINEER, PRIOR TO BASE POST INSTALLATION.

#### TYPICAL SLEEVE FOR PAVED AREAS

#### 45° MOUNTING BRACKET FOR INSTALLATION OF PARKING SIGNS

NO.	DATE	DESCRIPTION

<p>NOT TO SCALE</p>	<p>STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION</p>	<p>CTDOT STANDARD SHEET OFFICE OF ENGINEERING</p>
---------------------	--	---

<p><b>METAL SIGN POSTS AND SIGN MOUNTING DETAILS</b></p>	<p>DATE SHEET NO.: TR-1208_02</p>
--	-----------------------------------

**APPROVED**  
BY  
HEBRON PLANNING & ZONING COMMISSION

APPROVAL DATE \_\_\_\_\_

EXPIRATION DATE \_\_\_\_\_

COMMISSION SIGNATURE \_\_\_\_\_

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

THIS DRAWING IS NOT VALID UNLESS IT BEGINS AN ORIGINAL INK SIGNATURE AND IMPRESSED SEAL.

MARK A. REYNOLDS, P.E. #197289



**TOWN OF HEBRON  
PLANNING AND DEVELOPMENT DEPARTMENT**

**TO:** Hebron Conservation Commission

**FROM:** Matthew R. Bordeaux, Town Planner

**DATE:** January 2, 2025

**RE:** Referral of Hebron Planning and Zoning Commission **Petition 2024-29 & 30**  
**Petition of the Town of Hebron Parks and Recreation Department for  
Special Permit and associated Site Plan to construct a dog park and  
associated improvements on approximately 1.5 acres at Parcel 12-9C Church  
St, part of the Raymond Brook Preserve, Residence-1 District.**

At the December 10, 2024 meeting, the Hebron Planning and Zoning Commission accepted a new application and scheduled a public hearing for the construction of a dog park in the Raymond Brook Preserve. Also known as Church Street Park, the 95-acre Town-owned property consists of multiple parcels located east of Church St, south of Kinney Rd, and west of Millstream Rd.

The proposed dog park will be located south and west of the existing public parking area accessible from Kinney Rd (see Location Map attached). The area is currently maintained by a local farmer for cutting hay. Improvements to the area will be limited to the installation of a chain link fence providing designated areas for small and large dogs, room for the proposal expansion of the existing parking area and installation of a new wood fence, matching what currently exists. Dog waste stations will be provided and will be maintained by Parks Department staff.

An isolated inland wetlands area was delineated to the southwest of the existing area maintained as a hay field. The regulated area was delineated at the time when concept plans were prepared for the proposed relocation of Regional School District 8 (RHAM) to the subject site. The delineation is depicted and highlighted on the attached conceptual Master Plan prepared by Thomas H. Fenton, Town Engineer, from 2012. The area in proximity of the regulated wetlands will continue to be maintained as a grass field.

Recreational and Institutional (government facilities and services) uses are subject to Special Permit and Site Plan approval by the Hebron Planning and Zoning Commission in the Residence-1 District, necessitating the aforementioned public hearing, scheduled for January 14, 2025. In accordance with the Hebron Inland Wetlands and Watercourses Regulations, Section 4.2b, "outdoor recreation" uses are permitted as nonregulated uses in wetlands and watercourses.

Though there is no activity proposed in the delineated wetlands, as the proposal is for a new use on Town-owned open space property, the Planning and Zoning Commission would benefit from the input of the Conservation Commission, should there be any concerns. Thank you for your consideration.



# Proposed Dog Park

Town of Hebron, CT

1 inch = 563 Feet

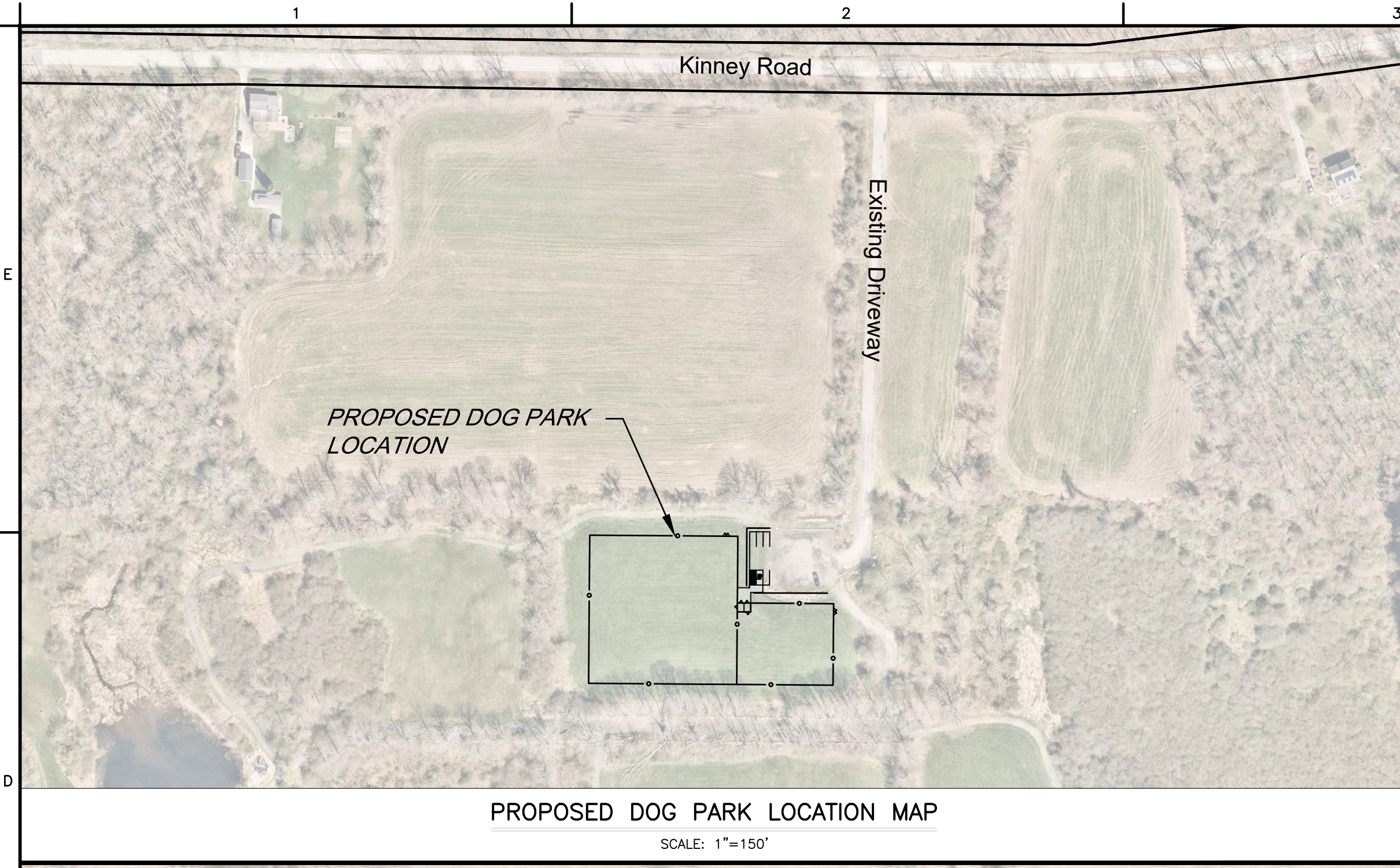


www.cai-tech.com

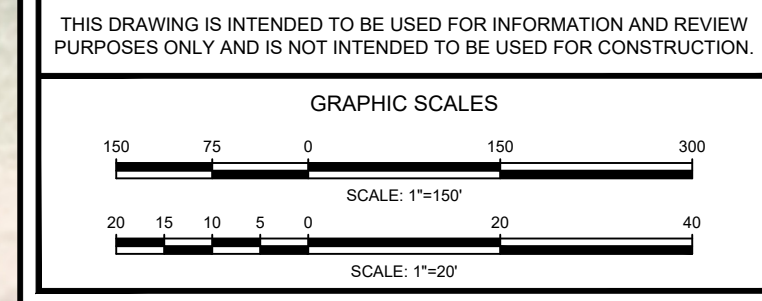
December 6, 2024



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



- NOTES:**
1. IN GENERAL, LOWER CASE TEXT IDENTIFIES EXISTING FEATURES/CONDITIONS.
  2. IN GENERAL, UPPER CASE TEXT IDENTIFIES PROPOSED FEATURES/CONDITIONS UNLESS OTHERWISE SPECIFIED.
  3. FOR LOCATION OF UNDERGROUND ELECTRIC, TELEPHONE, GAS, CABLE TV AND OTHER FACILITIES OF PUBLIC UTILITY COMPANIES, INQUIRE OF "CALL BEFORE YOU DIG, INC." AT 1-800-922-4455.
  4. AERIAL IMAGERY SOURCE: NEARMAP
  5. PARKING STALLS DEPICTED FOR INFORMATIONAL PURPOSES. LINE STRIPING IS NOT TO BE INSTALLED WITHIN THE GRAVEL PARKING AREA.



**TOWN OF HEBRON CONNECTICUT**

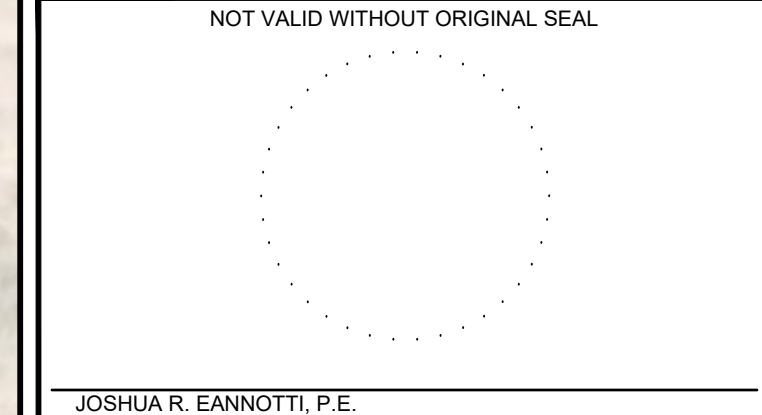
**DOG PARK**

**LAYOUT PLAN**

**PERMITTING**

ANY ALTERATIONS TO THIS DRAWING MADE WITHOUT THE EXPRESSED WRITTEN APPROVAL OF NATHAN L. JACOBSON & ASSOCIATES, INC. WILL BE AT THE SOLE RISK OF THE PERSON OR FIRM MAKING SUCH UNAUTHORIZED ALTERATIONS AND NATHAN L. JACOBSON & ASSOCIATES, INC. WILL NEITHER HAVE NOR ACCEPT ANY LIABILITY OR LEGAL EXPOSURE ARISING FROM SAID UNAUTHORIZED ALTERATIONS.

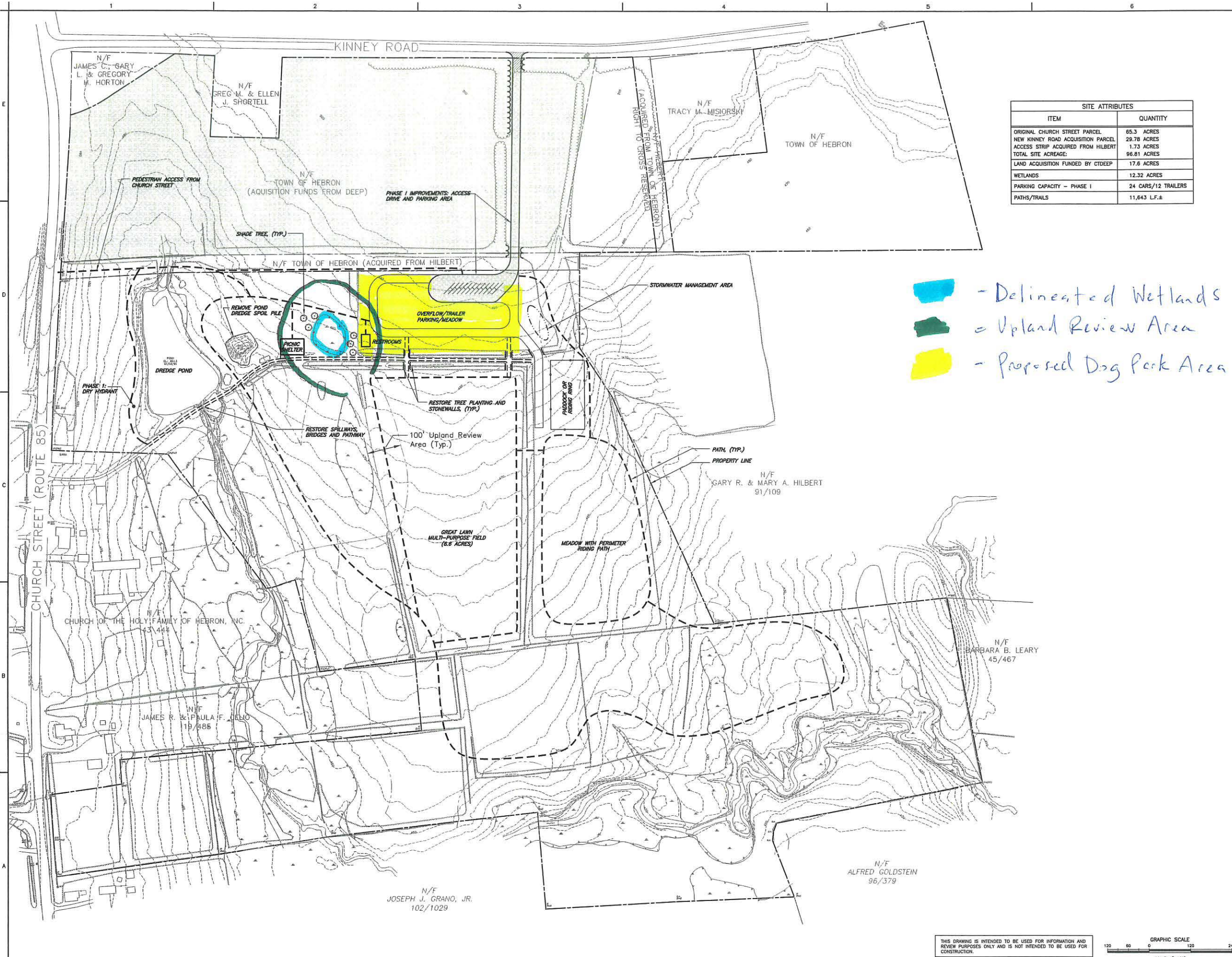
**Jacobson** Nathan L. Jacobson & Associates, Inc.  
86 Main Street P.O. Box 337  
Chester, Connecticut 06412-0337  
Tel: (860) 526-9591 Fax: (860) 526-5416  
www.nlja.com  
Consulting Civil and Environmental Engineers Since 1972



JOSHUA R. EANNOTTI, P.E.  
CT REGISTRATION No. 33562

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REVISIONS		
No.	DESCRIPTION	DATE



■ - Delineated Wetlands  
■ - Upland Review Area  
■ - Proposed Dog Park Area

SITE ATTRIBUTES	
ITEM	QUANTITY
ORIGINAL CHURCH STREET PARCEL	65.3 ACRES
NEW KINNEY ROAD ACQUISITION PARCEL	29.78 ACRES
ACCESS STRIP ACQUIRED FROM HILBERT	1.73 ACRES
TOTAL SITE ACREAGE:	96.81 ACRES
LAND ACQUISITION FUNDED BY CTDEEP	17.6 ACRES
WETLANDS	12.32 ACRES
PARKING CAPACITY - PHASE I	24 CARS/12 TRAILERS
PATHS/TRAILS	11,643 L.F.±

- NOTES:**
- In General, Lower Case Text Identifies Existing Features/Conditions.
  - In General, UPPER CASE TEXT IDENTIFIES PROPOSED FEATURES/CONDITIONS UNLESS OTHERWISE SPECIFIED.
  - FOR LOCATION OF UNDERGROUND ELECTRIC, TELEPHONE, GAS, CABLE TV AND OTHER FACILITIES OF PUBLIC UTILITY COMPANIES, INQUIRE OF "CALL BEFORE YOU DIG, INC." AT 1-800-922-4455.
  - PATH NETWORK TO LINK WITH TOWN TRAIL SYSTEM AND AIRLINE TRAIL.

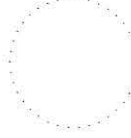
TOWN OF HEBRON,  
 CONNECTICUT  
  
 CHURCH STREET  
 PARK  
  
 CHURCH STREET  
 (CT ROUTE 85)  
 AND KINNEY ROAD

**MASTER PLAN**  
 PREFERRED ALTERNATIVE

**CONCEPTUAL**

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NOT VALID WITHOUT ORIGINAL SEAL  
  


THOMAS H. FENTON, P.E.  
 CT REGISTRATION No. 14400  
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REVISIONS		
No.	DESCRIPTION	DATE

DATE: SEPTEMBER 2012 SHEET No.:  
 SCALE: 1"=120'  
 PROJECT No.: 06480053  
 CAD FILE: 06480053-PREF-ALT  
 DESIGNED: ALM  
 DRAWN: CEB  
 CHECKED: -

THIS DRAWING IS INTENDED TO BE USED FOR INFORMATION AND REVIEW PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION.  
 GRAPHIC SCALE  
 120 60 0 120 240  
 SCALE: 1"=120'

KENNETH C. BALDWIN

One State Street  
Hartford, CT 06103  
Main (860) 275-8200  
Fax (860) 275-8299  
kbaldwin@rc.com  
Direct (860) 275-8345

Also admitted in Massachusetts  
and New York

December 17, 2024

Frank Zitkus, Chair  
Planning and Zoning Commission  
Town of Hebron  
15 Gilead Street  
Hebron, CT 06248

**Re: Application of Tarpon Towers III, LLC and Celco Partnership d/b/a Verizon Wireless for a Certificate of Environmental Compatibility and Public Need for the Construction, Maintenance and Operation of a Wireless Telecommunications Facility at 746 East Street, Andover, Connecticut**

Dear Mr. Zitkus:

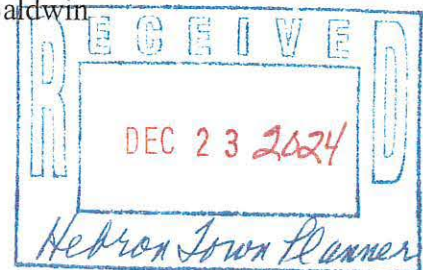
Pursuant to the requirements of Connecticut General Statutes § 16-50i(b), enclosed is a copy of the above-referenced Connecticut Siting Council Application.

If you have any questions regarding this Application, please contact me or the Siting Council directly at (860) 827-2935.

Sincerely,



Kenneth C. Baldwin



KCB/kia  
Enclosure

✓ CC: TOM WOTO, CHAIRMAN  
HEBRON CONSERVATION COMMISSION

30932895-v1

# Connecticut Siting Council

---

APPLICATION OF TARPON TOWERS III, LLC  
AND  
CELLCO PARTNERSHIP  
D/B/A VERIZON WIRELESS



**verizon**<sup>✓</sup>

746 EAST STREET  
ANDOVER, CONNECTICUT

DOCKET NO. \_\_\_\_\_

DECEMBER 17, 2024

## EXECUTIVE SUMMARY

Correspondence dated December 17, 2024, from the Connecticut Siting Council to Thomas Loto, regarding **Application of Tarpon Towers III, LLC and Cellco Partnership d/b/a Verizon Wireless for a Certificate of Environmental Compatibility and Public Need for the Construction, Maintenance and Operation of a Wireless Telecommunications Facility at 740 Main Street, Andover, CT**. The foregoing correspondence was an obligatory notice under CGS 16-501 to municipalities located less than 2,500 feet from a proposed facility. The major elements of the proposal are as follows:

- Construction of a 120-foot single pole telecommunications tower within a 35' x 90' fenced compound with a propane-fueled backup generator at Hurst Farm at 746 East Street in Andover, CT
- Site is located 110' from the nearest wetland area located to the west in Andover and approximately 2,000 feet from the Hebron border on East Street

**LEGAL NOTICE OF ACTIONS  
HEBRON CONSERVATION COMMISSION  
15 GILEAD STREET, HEBRON CT**

At its November 14, 2024, meeting, the Hebron Conservation Commission took the following actions:

**Petition 2024-9 - Martin Road from Gilead Street (CT Route 85) to Marlborough town line, Town of Hebron**, Removal and Replacement of Two Existing Roadway Culverts Associated with Improvements to Martin Road; General Roadway Improvements Within the Regulated Area – **approved**, with the following conditions:

1. Construction inspection shall be conducted by a competent person including erosion and sedimentation control inspections on a regular basis.
2. The Town Conservation and Inland Wetlands Agent will be notified of project start and shall attend pre-construction meetings and conduct regular inspections
3. Contractors and inspectors shall remain cognizant of wildlife species in or crossing the construction areas

James P. Cordier, Conservation and Inland Wetlands Agent  
For: Thomas Loto, Chairman, Conservation and Inland Wetlands Commission



To all Hebron Boards and Committees-

At a recent Planning and Zoning meeting a Hebron resident suggested a moratorium on building in Hebron Center until we can come to an agreement about development plans. I support this notion. For three years we have approached boards and committees in Hebron with both environmental and historic preservation concerns. The environmental concerns alone should be enough to for any town to stop and think or rethink the situation. If expert testimony about bedrock fractures and road salt usage is correct, where does that put the town with respect to defending local drinking water supplies? The STEAP report for John Horton Blvd refers to the fractures found there and to the same report, The Environmental Review Team report circa June 2000, that was used to define the dangers to water and soils throughout the whole watershed. The 1992 report has the same maps.

The Raymond Brook Watershed runs in part, from Teds IGA to Church Street and down to the Marsh itself. If development here is safe, where were the developers decades ago? Where are the up-to-date reports showing the safety of commercial and/or residential development here? Where are the new hydrogeology reports? Where is the expert testimony supporting the Town's commitment to the Public and to the safety of using NaCl on the watershed?

Secondly, I do not support a dog park anywhere on Kinney Road nor do I support cutting down trees for a dog park. If we bought the fence before we found a suitable location, that is most unfortunate. However, dog waste is not manure. Even with regularly de-worming and long term heated composting, dog and cat waste does not qualify as grade safe food fertilizer. Dog feces carry a host of unhealthy things including parasites, roundworms, and bacteria. Livestock food supplies and land with high water tables, are really not great places for multiple dogs to be defecating regularly. While we do have a wild dog population in the Park, that seems in balance as we seldom see their waste. I encourage everyone to read up on dog feces and our food chain before allowing more dogs in the Raymond Brook Park. Not everyone cleans up.

Halting development on the watershed would give boards and committees a chance to catch up on basic agricultural practices, animal husbandry and earth science. Hebron has a responsibility to provide an updated environmental impact study for the Raymond Brook Watershed.

Thank you

Jean Tulimieri

Amston, CT

860-301-8903

**Date:** December 2003 (updated) **Staff Contact:** Marie E. McGuinness  
**Municipality:** Hebron **Project Name:** Hebron Village Green District  
**Funding Source:** STEAP **State Funds:** Yes  
**Type of State Agency Review** Stage 1  Stage 2

**This assessment is being conducted in conformance to the department's Environmental Classification Document to determine CEPA obligations**

DECD conducted an initial state agency project review in January 2003. The Town of Hebron provided supplemental studies in October 2003. These findings incorporate the state agency comments and updates based on the Town studies.

**Project Description:**

STEAP funds in the amount of \$500,000 are targeted to assist in the construction of a new road and utilities to access the Town's new planned mixed-use business expansion area, within the Hebron Town Center, called the Village Green District. The town is working with private property owners / developers to develop the 190 acre site directly adjacent to the Town's General Business District along Route 66. The project area, which is predominantly undeveloped, is located south of Route 66, east of Route 85, north of Kinney Road and west of Millstream Road. A master plan is being developed for the Village Green District with land uses ranging from retail, commercial, light-industrial, residential, public open and recreational spaces. State funds are proposed for use toward constructing the initial 1000 feet of road and utilities as a public incentive for private investment.

The Town is in the process of preparing studies to establish plans and development standards for this area to support a planned approach for suitable development, which promotes the Town's economic needs while protecting its natural resources and rural character. These include:

- Natural Resource Inventory and Impact Assessment - draft September 2003
- Hebron Plan of Conservation and Development – May 2002
- Village Green District Regulations
- Stormwater Management Study – draft October 1, 2003
- Preliminary Traffic Analysis – January 2003
- Hebron Center Yield Test Report / AquaSource – February 2002
- Future Open Space Plan
- Eastern CT Environmental Review Team(ERT) Report – June 2000
- Village Green District Master Plan

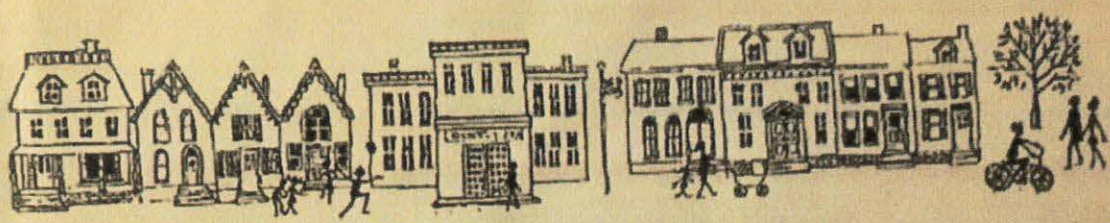
The Town of Hebron contains 37.5 square miles (24,000 acres) of land with a population of 8,600 (2000 Census). The Town is predominantly rural in character with an agricultural history. Since 1960, Hebron has experienced significant residential growth as bedroom community located 20 miles southeast of Hartford. The Town of Hebron has updated its plan of conservation and development to address diversifying its growth while maintaining its rural character and key natural resources. This plan includes the designation of a Town Center District (725 acres) at the crossroads of Rt 66 and Rt.85, which encompasses the Village Green District (190 acres). This Town Center area is the historic center of the town. The plan maintains this focus for the future by targeting this area for higher density development, shopping, and community services. The area is within the Town's center service district and the Hebron Center



~~drumline hill~~ 45ft

~~to square~~

# CBD Update and Proposed Business Expansion Area



Environmental Review Team Report

Prepared by the  
Eastern Connecticut Environmental Review Team  
of the Eastern Connecticut  
Resource Conservation and Development Area, Inc.

for the  
Conservation Commission and  
Economic Development Commission  
Hebron, Connecticut

June 2000

CT Environmental Review Teams  
1066 Saybrook Road, P.O. Box 70  
Haddam, CT 06442  
(860) 345-3977



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HEBRON, CONNECTICUT

SEPTEMBER 1992

*Eastern Connecticut  
Environmental Review Team  
Report*

*Eastern Connecticut Resource Conservation and Development Area, Inc.*



cdc dangers dog feces on hay fields



AI Overview

Learn more

Dog feces can be dangerous to hay fields because it can:

- **Spread disease:** Dog feces can contain harmful bacteria and parasites that can spread disease to livestock and wildlife. For example, cows can consume pathogens from dog feces, which can lead to diseases that reduce milk yield and quality. Parasites from dog feces can also cause diseases in livestock that can lead to death in sheep and abortion in cattle.
- **Pollute the environment:** Dog feces can pollute ground and surface water, and introduce foreign nutrients into the environment.
- **Attract pests:** Dog feces can attract flies and other pests.
- **Create unsanitary conditions:** Dog feces can create unsanitary living conditions for dogs.

Other dangers of dog feces include:

- Creating an unpleasant odor
- Causing damaging effects on people
- Spreading leptospirosis, a disease that can cause symptoms ranging from mild to severe

### USDA Fact Sheet: Composting Dog Waste

Left alone, dog waste can pollute ground and surface water, attract flies and pests, cause an unpleasant odor, and create unsanita...

Environmental Protection Agency (EPA)



### Disease precautions for outdoor enthusiasts and their companion ...

Person-to-person transmission is rare. Symptoms of leptospirosis in humans range from mild to severe. The symptoms usually appear ...

American Veterinary Medical Association



### Risk of the spread of disease in livestock from dog faeces

Parasites can be transmitted to livestock through infected dog waste being left on grazing land. Some of these parasites cause dis...

Scottish Outdoor Access Code

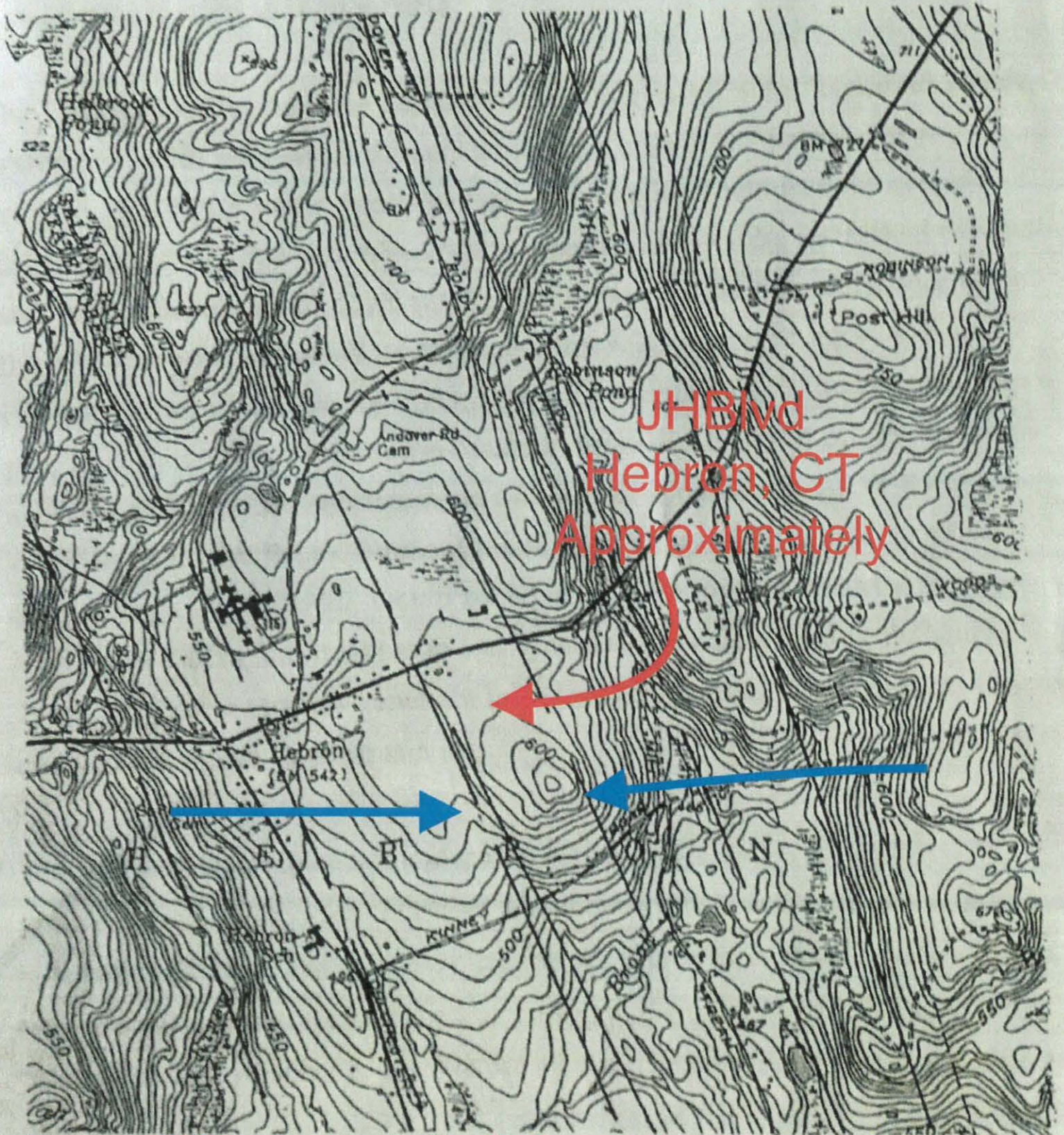


Show all

Figure 4.

Inferred Fracture Zones

Scale 1" = 2000'



JH Blvd  
Hebron, CT  
Approximately

Blue arrow point out fractures  
(black lines)

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## Why Dog Poop in Fields Is a Big No-No

Wednesday, May 22nd, 2024

*Uncover the hidden dangers of allowing your dog to defecate in dairy farm fields, a practice that jeopardizes livestock health and compromises milk quality. Understand the measures necessary to safeguard farms and maintain the integrity of dairy products.*

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## ◆ AI Overview

Roundworm eggs can survive for several years in moist soil, and can remain viable in hay fields and pastures depending on the species of roundworm, the environment, and other factors: [🔗](#)

### **Ascaris suum**

The eggs of this large roundworm of pigs can survive for six years or more in sheltered areas. In temperate climates, the eggs remain dormant in the winter and resume development in the spring. [🔗](#)

### **L3 larvae**

These larvae are resistant to cold and can survive in a range of temperatures, but die quickly above 35°C. Most L3 larvae die in less than three months in the summer and five to six months in the winter. [🔗](#)

### **Environmental factors**

Parasites thrive in hot, humid environments with forages that provide protection from the sun. However, parasite development is rapid in summer conditions, but their life expectancy is short due to heat and sunlight. [🔗](#)

**Other factors that affect the survival of roundworm eggs include:**

### **Humidity**

Humidity seems to affect the survival of roundworm eggs more than temperature. [🔗](#)

### **Ensiling**

The survival of parasite eggs in silage depends on the parasite species, the source of material, the ensiling process, and the length of time used for ensiling. [🔗](#)

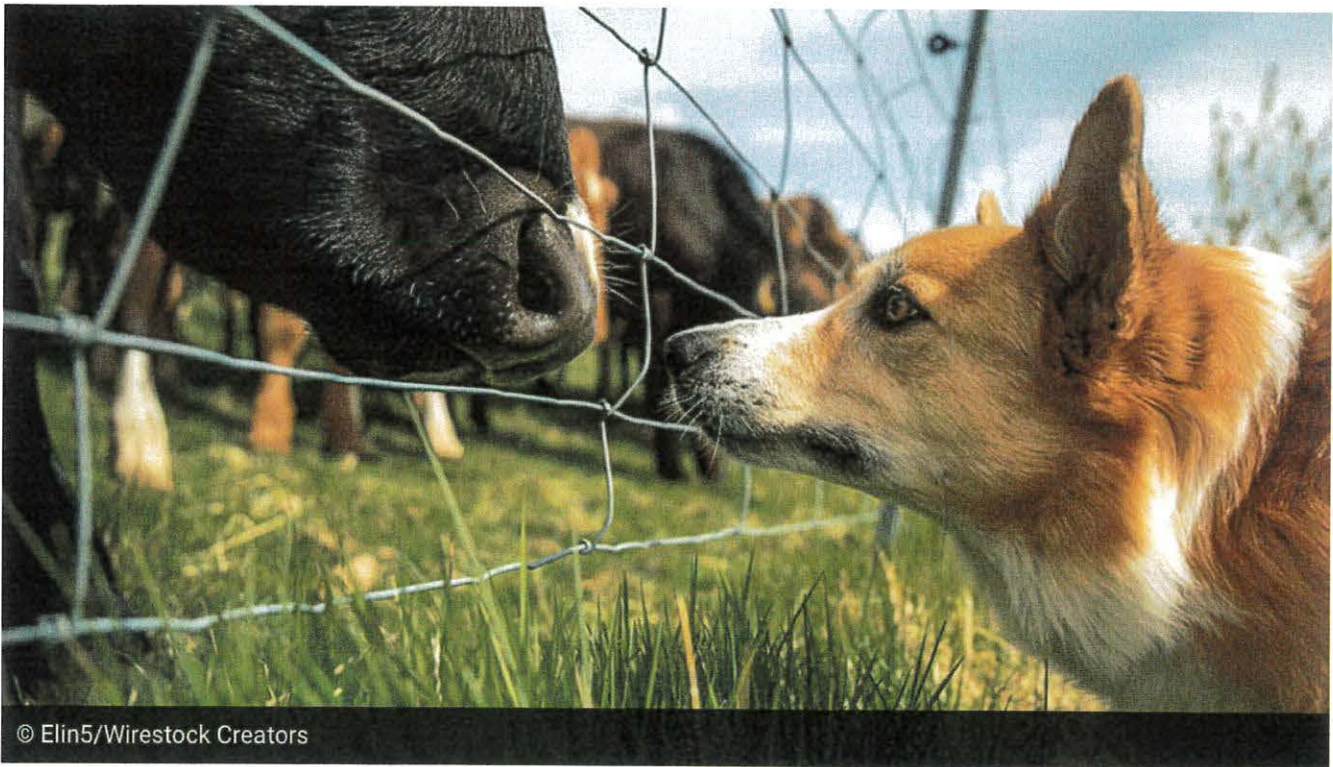




# The risks of dog faeces to livestock and how to prevent them

Ben Strugnell

07 November 2023



Having five carcasses condemned for discolouration caused by cysts has cost a farm dearly and highlighted the issue of the dangers of dog muck.

The costly case happened in 2021 and was written up by colleagues in the *Journal of Veterinary Parasitology* in 2022 (see "Farm hit with cyst condemnations").

See also: [Guide to understanding a beef killing out sheet](#)

**Next:** Study shows financial impact of crypto in beef herd

Pictures

Treatment

Symptoms

These are results for dog roundworm eggs in *dried* hay cattle feed

AI Overview

Learn more

Dog roundworm eggs can potentially be present in dried hay cattle feed if the hay was harvested from a field contaminated with dog feces containing roundworm eggs, meaning cattle could ingest these eggs if they eat the contaminated hay, which could then potentially be passed on to other animals like dogs if they come into contact with the manure from the cattle that may contain viable roundworm eggs; however, this is not a typical route of infection for dogs as they usually acquire roundworms from directly ingesting contaminated soil or feces from other infected dogs.



Key points to remember:

Transmission:

Dogs primarily get roundworms by ingesting eggs from contaminated soil or feces, which they pick up by sniffing or licking contaminated areas.

Environmental survival:

Roundworm eggs can survive in the environment for extended periods, making them potentially present in hay from a contaminated field.

Potential risk to cattle:

While not as common, cattle could also become infected with roundworms if they ingest contaminated hay, and then potentially pass these eggs in their manure which could then be a source of infection for other animals like dogs.

Roundworm Infection in Dogs - VCA Animal Hospitals

Other dogs may become infected by sniffing or licking infected feces. Roundworm eggs can also be spread by other animals such as r...

VCA Animal Hospitals

Understanding Roundworms in Dogs | NexGard® Brand Products

\* Stage 1: Egg Stage. Roundworms start their life cycle as eggs, which are passed in the feces of an infected host. These eggs ar...


NexGard


Roundworms - Cornell University College of Veterinary Medicine


Causes. Puppies can become infected with roundworms from their mother — both before they

## Yes, dog feces in a hay field can infect cows with parasites that cause serious diseases:

- **Neosporosis:** A disease that can cause abortions in cattle. The parasite *Neospora caninum* is spread through dog feces, and cattle can become infected by eating grass or drinking water contaminated with the parasite.
- **Sarcocystosis:** A disease caused by parasites that can use dogs as intermediate hosts.

Dog feces can contaminate pastures, animal feed, water, and bedding. There is no licensed vaccine or drugs available for these diseases. 

The cycle of infection can continue if a cow gives birth in a field and the aborted calf or placenta is eaten by dogs. 

To prevent the spread of disease, dog owners should pick up after their pets. 



### Risk of the spread of disease in livestock from dog faeces

Parasites can be transmitted to livestock through infected dog waste being left on grazing land. Some of these parasites cause dis...

 Scottish Outdoor Access Code 

### Bag it. Bin it. | Yorkshire Wildlife Trust

Mar 19, 2019

 Yorkshire Wildlife Trust 

### Dog Walkers Urged to Clean Up Faeces on Farmland

Mar 16, 2017

 NFU Scotland 



◆ AI Overview

Learn more

While it's possible for roundworms to spread from dogs to cows, it's not a common occurrence and would primarily happen through environmental contamination where a cow ingests feces from an infected dog containing roundworm eggs, meaning they would need to share grazing areas or have access to the same contaminated pasture; however, cows typically have their own species of roundworms that are not easily transmissible to dogs.

### Key points to remember:

#### Transmission route:

Roundworms spread through fecal-oral contamination, meaning the eggs are passed in feces and then ingested by another animal through contaminated soil or food.

#### Different species:

Although roundworms are similar across species, cows usually have their own type of roundworm parasite that is not as readily transmitted to dogs.

#### Risk factors:

The highest risk of cross-contamination occurs when animals share grazing areas or if a cow accidentally ingests dog feces containing roundworm eggs.

### What to do if you suspect cross-contamination:

#### Consult your veterinarian:

If you notice signs of worms in your dog or cow, consult your vet for proper diagnosis and treatment.


#### Sanitation practices:

Maintain good hygiene in your animal's living areas, regularly clean up feces, and separate grazing areas if possible.

### How to make sure you don't get worms from your dog ... - Quora


Mar 3, 2021 — Second, the dog needs to be treated for the worms. It Seems pretty obvious, but you don't only have to worry about the...




**No, dog poop is not considered a fertilizer** and should not be used as such; due to its high levels of bacteria and unbalanced nutrient content from a dog's diet, using it directly on plants can harm them and contaminate the soil. 

### Key points about dog poop and fertilizer:


#### Harmful bacteria:

Dog poop contains large amounts of bacteria like fecal coliform which can be dangerous to humans if ingested. 


#### Nutrient imbalance:

Unlike cow manure, dog poop has an unbalanced nutrient profile, with too much nitrogen which can "burn" plants. 

#### Parasite risk:

Parasites like roundworms and hookworms can live in dog poop and be transmitted to humans if used as fertilizer. 

### What to do with dog poop:

- **Proper disposal:** Always pick up dog poop and dispose of it in a trash can. 
- **Composting with caution:** Some specialized composting systems can safely process dog poop, but it requires specific conditions and should not be mixed with food scraps meant for garden use. 

#### Can I use dog poop as fertilizer in my garden? - DoodyCalls

Have you ever heard, you are what you eat? This classic saying is a great way to help explain why cow manure works as a fertilizer...

 DoodyCalls 

#### Is Dog Poop Good or Bad for My Grass? - Lawn Love

Nov 18, 2024 — Since cow manure works wonders as fertilizer for lawns and gardens, you may be wondering if dog poop is good or bad fo...

 Lawn Love 

#### Is Dog Poop Compostable? - American Kennel Club

Professor Leigh Ackland is the Director of the Centre for Cellular & Molecular Biology in the School of Life and Environmental Sci...

**No, dog waste is not a suitable fertilizer:** 🔗


- **Nutrients:** Dog waste is acidic and contains an unbalanced amount of nutrients, especially nitrogen and phosphorus. This can harm plants by burning their roots and making it difficult for them to absorb water and nutrients. 🔗
- **Pathogens:** Dog waste contains bacteria, viruses, and parasites that can be harmful to humans and the environment. These pathogens can survive in compost piles and be passed on to humans and pets. 🔗
- **Breakdown:** Dog waste doesn't break down well and can attract vermin. 🔗

**Instead of using dog waste as fertilizer, you can:** 🔗

- Use a commercial dog waste composter
- Hire a pet waste disposal service
- Use biodegradable bags that can be flushed down the toilet
- Bury the waste in a 5-inch hole in your garden using a biodegradable bag

**Can I use dog poop as fertilizer in my garden? - DoodyCalls**

Have you ever heard, you are what you eat? This classic saying is a great way to help explain why cow manure works as a fertilizer...

 DoodyCalls ⋮

**Dog Waste Myth # 1 - Project Clean Water**

Myth: I don't need to throw my dog's poop out because it's as good as fertilizer. Fact: This is false! Dog poop cannot be used as ...


 Project Clean Water ⋮

**dangers-of-dog-waste-as-fertilizer-in-garden - Dog Poo Crew**

Unlike cow or chicken manure, dog waste is not suitable for composting or use as fertilizer due to its high and unbalanced nutrien...


 Dog Poo Crew ⋮

Show all


**No, dog waste is not considered food-grade fertilizer** and should not be used directly on vegetables or plants intended for human consumption; due to its high levels of bacteria and parasites, as well as an unbalanced nutrient profile from a dog's primarily protein-based diet, using dog poop as fertilizer can be dangerous to human health and can harm your plants. 

## Key points about dog waste and fertilizer:


### Harmful bacteria:


Dog poop contains significant amounts of bacteria like fecal coliform which can cause illness if ingested. 

### Nutrient imbalance:

Unlike cow manure, dog waste has a high nitrogen content and can burn plants if applied directly. 

### Parasites:

Parasites like roundworms and hookworms can live in dog feces and potentially contaminate your garden. 

If you want to use animal waste as fertilizer, consider properly composted manure from herbivores like cows or horses, which are better suited for gardening use. 

Does dog poo have any fertilizing properties whatsoever? Or ...

Aug 10, 2021 — Dog excrement does not make a good fertilizer. Primarily because a dogs diet is made of protein, and when the excremen...

 Quora 


Can I use dog poop as fertilizer in my garden? - DoodyCalls

Have you ever heard, you are what you eat? This classic saying is a great way to help explain why cow manure works as a fertilizer...


 DoodyCalls 

The dirt on dog poop fertilizer - Pet N Pet


Mar 4, 2024 — Get ready to embark on an adventure that combines the power of pets with the magic of gardening – because today, we're ...

Dog waste is not typically considered manure, but it can be composted to create a safe soil additive: 


### Composition

Dog waste is made up of undigested food, water, and bacteria. It's different from cow manure, which is made up of plant fibers that can nourish soil. 


### Environmental impact

Dog waste can be an environmental hazard if left on the street, where it can wash into waterways and pollute groundwater. 

### Composting



Composting dog waste can destroy pathogens and create a safe soil amendment. However, it's important to compost dog waste properly to kill dangerous bacteria and parasites. Home composters might not reach the high heat required, so you can combine dog waste with food waste and green waste to create mulch. 

### Local regulations

Many cities in the US require or offer compostable bins for food scraps and yard waste. You can check your local regulations to see if you can compost dog waste. 

#### USDA Fact Sheet: Composting Dog Waste

Dog waste is a safe soil additive for revegetation and landscaping when it is composted properly. The Dog Waste Compost Study. In ...

 Environmental Protection Agency (EPA) 

#### Can I use dog poop as fertilizer in my garden? - DoodyCalls

Have you ever heard, you are what you eat? This classic saying is a great way to help explain why cow manure works as a fertilizer...

 DoodyCalls 

#### Don't waste your dog's poo – compost it

Dec 27, 2018

 The Conversation 

Show all





roundworms dogs to cows



AI Overview

Learn more

Roundworms, also known as toxocariasis, can be passed from dogs to other animals, including cattle:

Life cycle

Roundworms start as eggs that are passed in the feces of an infected animal. The eggs can survive in soil for long periods of time. When ingested by a host, the eggs hatch into larvae that can migrate through the host's body.

Transmission

Other animals, such as cattle, can become infected with roundworms if they ingest roundworm eggs from contaminated soil or feces.

Effects

In cattle, roundworms can cause poor feed efficiency, reduced milk production, diarrhea in calves, and depressed weight gains.

Prevention

Regular deworming of pets can help prevent and eliminate roundworm infections.

Sanitation

During an active parasite infection, it's important to properly sanitize household surfaces and dog potty areas to prevent re-contamination.

Roundworms can also pose a significant risk to humans. Contact with contaminated soil or dog feces can result in human ingestion and infection.

Central Nervous System Disorders Caused by Parasites in Dogs

Tapeworms. Coenurosis (also called gid, sturdy, or staggers) is caused by Taenia multiceps multiceps, an intestinal tapeworm of do...

Merck Veterinary Manual

Dog Owners: Roundworms - Pets & Parasites

Roundworms do pose a significant risk to humans. Contact with contaminated soil or dog feces can result in human ingestion and inf...

Pets & Parasites

Toxocariasis

Page 1 \* © 2013. \* Toxocariasis. \* Roundworm Infection. \* What is roundworm infection and what causes it? \* Roundworm infection o...

The Center for Food Security and Public Health

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