

**TOWN OF HEBRON  
CONSERVATION COMMISSION  
PUBLIC HEARING  
FEBRUARY 12, 2009  
TOWN HALL MEETING ROOM**

RECEIVED  
2009 FEB 18 P 1:21  
*Ann Buckner*  
HEBRON TOWN CLERK

**Members Present:** T. Gauthier, J. Mullaney, T. Loto, R. Warner

**Members Absent:** L. Maynard, T. Nofer

**Staff Present:** J. Soderberg, Wetlands Agent

J. Mullaney called the public hearing to order at 7:40 p.m.

**Petition 08-16**, Application of Celio Development LLC, 27 Main Street, Hebron- 6-lot subdivision on property of Agnes Williams of 465 Old Slocum Road, Hebron, including a road, sediment basin along with a driveway and replacement of a pipe (**Received 11-13-08- 65 days- 1-16-08- Public Hearing 12-11-08- 35 days- 1-14-09- Extension to 2-12-09**):

Joel Fuller, Land Surveyor and Jim Celio, Developer were both present for the application.

J. Celio started with an overview. He noted that this is a 37.66 acre parcel. They are proposing to dedicate 26.5% to open space which far exceeds the requirement. He then reviewed where they are proposing to have conservation easements and public open space on the map. He added that the proposed open space will connect with the open space associated with the Sentinal Woods Subdivision.

J. Celio explained that this property was a farm for more than 50 years and there was an irrigation pond. The pond is currently silted in. They were originally planning on reclaiming it using the existing structures but they found out that it is not a registered dam. If they now try to repair or replace the dam, they would now have to go through DEP. They are not able to go through this time and expense. The pond area will just have to stay the way it is. J. Celio presented pictures illustrating its current state.

J. Celio noted that you need to go across the culvert crossing to be able to access the rear farmland. They are proposing keeping this crossing and replacing the existing 18 inch pipe with another 18 inch pipe. According to DEP, they will not need a permit to replace this pipe with another 18 inch pipe.

J. Celio continued by noting that the only regulated activities will take place on lots 5 and 6. Access to these lots is gained by crossing the dam. J. Celio noted on the map where they were planning on shoring up the sides of the road with big rocks. He also reported that right now there is an existing house and barn on lot 4.

Next J. Celio reviewed their drainage plans for the road. He noted on the map where they are proposing installing a closed pipe with a catch basin. The island in the turn around area will be

planted with vegetation that will survive road drainage. He noted that a list and schedule of plantings for this area is included in the plans.

J. Celio then commented that they have provided new drainage calculations based on the town engineer's comments. The town engineer has not yet had a chance to review these calculations.

J. Fuller then spoke. He noted that their new plans have reduced the amount of road drainage by half. The along the roadway is now better for plantings. It was noted that the town engineer has requested that the proposed plantings for this area need to be specified.

J. Fuller reiterated that they are abandoning the pond. However, they are improving the culvert and these improvements will have no negative impact to fish passage.

J. Celio passed out copies of the email he received from DEP regarding the dam and pipe (dated 2/11/09 from Tara Watson of CT DEP). She states in her email that they will not need a permit to replace the 18 inch pipe with another 18 inch pipe. If they opted to replace the 18 inch pipe with a 24 inch pipe, then they would have to go through DEP for a permit.

J. Soderberg commented that this application will have minimal impact. There are just some engineering details that need to be corrected, updated and clarified on the plans.

J. Mullaney noted that the applicant has addressed the town sanitarian's issues.

J. Mullaney then asked if anyone from the public wished to speak on this application. There was no one.

The Commission stated that they were comfortable closing this public hearing tonight.

The public hearing was closed at 7:55 p.m.

Respectfully submitted,



Linda Bulkovitch  
Board Clerk

TOWN OF HEBRON  
CONSERVATION COMMISSION  
REGULAR MEETING  
FEBRUARY 12, 2009  
TOWN HALL MEETING ROOM

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*Cal A Pomroy*  
HEBRON TOWN CLERK

**Members Present:** T. Gauthier, J. Mullaney, T. Loto, R. Warner

**Members Absent:** L. Maynard, T. Nofer

**Staff Present:** J. Soderberg, Wetlands Agent

J. Mullaney called the regular meeting to order at 8:56 p.m.

***Approval of Minutes:***

**Public Hearing- December 11, 2008:**

The following change was noted: T. Loto was present at this meeting. T. Gauthier made a motion to approve these minutes as amended. T. Loto seconded the motion. The motion passed unanimously.

**Regular Meeting- December 11, 2008:**

The following change was noted: T. Loto was present at this meeting. T. Gauthier made a motion to approve these minutes as amended. T. Loto seconded the motion. The motion passed unanimously.

***Additions to the Agenda:*** None.

***Recognition of Guests:***

Mac McCorrison, McCorrison Realty and Ron Baldi asked to speak with the Commission regarding a proposal. They explained that they are here to discuss what R. Baldi would like to be able to do on the property for sale across from the town transfer station (lot #173, Old Colchester Road). They provided the Commission with maps noting the location and shape of the lot, the wetlands and the topography.

R. Baldi explained that he is proposing to excavate some sand and gravel from the site to defray the purchase costs. He would then like to convert the property into a tree farm or a horse property. He added that he is aware of the history and problems in general in the vicinity of this property.

R. Baldi and M. MacCorrison asked the Commission for their thoughts and guidance.

J. Soderberg noted that one of the maps provided was taken off the town's GIS system. Although Furbush's operation on the property was considered by some to be a problem, he did clean up the property because he did remove what was previously stored on this site.

J. Mullaney commented that in general this is a very important area in town to preserve. It is along the Judd Brook and is within the 300 ft regulated area which is in place to protect the area's natural resources.

It was also noted by the Commission that this wetland is part of the important Raymond Brook Marsh.

R. Baldi still wondered if it would be possible to remove some of the sand and gravel and put in a tree or horse farm. He then explained that he plans on processing the sand and gravel on his property in Colchester.

R. Baldi added that some of the trees that are currently on this property are beyond their healthy life span and should be taken out. He would be doing this in the process. He would also be leveling the property.

It was by the Commission that the sand and gravel that are currently on this property are important to maintain healthy water.

J. Mullaney commented that with the information provided, it is hard to see the direct impact R. Baldi's proposed activity will have on the watercourses. It was noted that the maps do not delineate where any of the activities would take place and there are no specific plan details that have been provided to the Commission.

M. MacCorrison noted that all of R. Baldi's activities would occur in the 300' regulated area.

J. Soderberg noted to put things in perspective, the Commission has not approved any subdivision applications where the applicant proposed installing a septic system within a 300' regulated area.

J. Mullaney commented that this is a very important and unique area to Hebron. He noted that this is one of the few places in Hebron where you can find white pines.

J. Mullaney noted that the Commission needs to consider the impact any proposed activities could have to an area. He wondered if this type of activity would negatively impact the hydrology because changing the topography would change the overland flow of water.

R. Baldi noted again how taking some of the bigger trees down and leveling the property off, taking the approach of having the smallest impact, would enhance this property. He thought making it into a tree farm or a horse property would be an enhancement. He noted that he has a tree farm on his property in Colchester and that town staff and the Commission are welcome to come out and see what he has done there.

T. Loto commented that each application needs to be reviewed on its own merits. What R. Baldi is proposing to do would be in the 300' regulated area and he would have to cross a wetland area to be able to enter this property. The Commission is going to have issues with both of these disturbances.

J. Soderberg commented that without any additional information and studies, the Commission would be hard pressed to say they are okay with this proposal. There are huge issues. In addition, Planning & Zoning is going to have issues with the sidelines because what they are proposing to do will be only 100 feet from the border.

J. Mullaney commented that based on what the Commission now knows, it would be very difficult to approve this application.

R. Baldi asked if getting a soil scientist or hydrologist's opinion would help the Commission think better of this proposal? J. Mullaney responded that there are too many unknowns to be able to say that this would positively help this proposal.

R. Baldi and M. MacCorrison thanked the Commission for their time.

*New Applications:* None.

***Pending Applications:***

**Petition 08-16**, Application of Celio Development LLC, 27 Main Street, Hebron- 6-lot subdivision on property of Agnes Williams of 465 Old Slocum Road, Hebron, including a road, sediment basin along with a driveway and replacement of a pipe (**Received 11-13-08- 65 days- 1-16-08- Public Hearing 12-11-08- 35 days- 1-14-09- Extension to 2-12-09**):

J. Mullaney noted that the concerns with this application have been addressed. There are still some outstanding engineering details.

T. Loto made the following motion:

- To approve petition #08-16 with the stipulation that all the town engineer's recommendations from his February 11, 2009 memo be incorporated into the plans.

T. Gauthier seconded the motion. The motion passed unanimously.

***Violations:***

**Violation 08-18V**, Patti Matthews, 108 Jan Drive, Hebron- Excavation of Soils within a Wetland:

J. Soderberg asked the Commission to go out and look at this site. Ms. Matthews would like to reclaim the duck pond. The erosion of the stream bed has settled in this area and filled in the pond.

*Pre-Applications:* None.

***Other Pertinent Business:***

J. Soderberg reported that T. Nofer has informed him that she is now taking classes to get an additional teaching certification. These classes are in conflict with the Commission's scheduled meetings. These classes run through June. T. Nofer has asked the Commission if they think she should resign?

The Commission asked if T. Nofer intended to continue serving once here classes were done. J. Soderberg responded "yes." The Commission did not think it was necessary for her to resign.

The discussion then turned to whether the Commission wanted to change the Conservation Commission regular membership number from 7 to 5. J. Soderberg noted that right now they have an opening for one regular member and openings for two alternates. He is not aware of anyone who wants to fill these vacancies.

It was noted that if the Commission reduced the regular membership number the 5, then one of the current members would become an alternate.

The Commission decided to keep the regular membership number at 7 and the alternate number at 2. Therefore the town charter would not have to be changed.

Then J. Soderberg reported that he had spoken to Chuck Eaton from Drake Petroleum. He reported that Drake Petroleum is being required to install water lines down Wall Street and Pendleton Drive. They are also going to have to pay the costs to hook up 14 properties to the water line and pay their water bills for the next ten years.

It was noted that hydrants will also be installed with these water lines.

J. Soderberg also reported that the town has been awarded a STEAP Grant to provide low interest loans to Main Street business owners to improve their facades. Also that the town is about to begin construction of sidewalks along the north side of Main Street up to the Ted's Plaza.

J. Soderberg asked the Commission to consider what they would like to do at this year's Hebron Harvest Fair.

**Election of Officers:**

T. Gauthier made the following motion:

- To nominate J. Mullaney as Chair of the Conservation Commission for calendar year 2009.

T. Loto seconded the motion. The motion passed unanimously.

T. Gauthier made the following motion:

- To nominate T. Loto as Vice Chair of the Conservation Commission for calendar year 2009.

J. Mullaney seconded the motion. The motion passed unanimously.

T. Gauthier made the following motion:

- To nominate R. Warner as Secretary of the Conservation Commission for calendar year 2009.

T. Loto seconded the motion. The motion passed unanimously.

***Correspondence:***

The following items were received:

- Memo from M. O'Leary RE: Grossman Original Plan vs. Alternative Plan Issues (dated 12/11/08)
- Letter from T. Fenton, P.E. RE: Williams Farm Subdivision Engineering Review- Revised Submission (dated 02/11/09)
- Hebron Historic Properties Commission Study Report for Designating a Hebron Residential Property as a Historic Property (RE: Property at 150 East Street)
- *The Habitat*, Fall 2008 Volume 20, Number 4
- Email from Tara Watson (CT DEP) to J. Celio RE: Williams Farm Subdivision (dated 02/11/2009)

***Adjournment:***

The meeting adjourned at 9:05 p.m. The next meeting is scheduled for March 12, 2009.

Respectfully submitted,



Linda Bulkovitch  
Board Clerk

