

Minutes Approved on \_\_\_\_\_  
With Corrections \_\_\_\_\_  
Clerk Initial \_\_\_\_\_ Date \_\_\_\_\_

**TOWN OF HEBRON  
CONSERVATION COMMISSION  
THURSDAY, OCTOBER 14, 2010  
PUBLIC HEARING/REGULAR MEETING  
TOWN OFFICE BUILDING MEETING ROOM**

RECEIVED  
2010 OCT 21 P 3:16  
HEBRON TOWN CLERK

**PUBLIC HEARING**

**Petition 2010-16**, Grayville Estates of Hebron, LLC, 143 Merrow Rd., Tolland, CT – 18 -lot subdivision on 87 acres – south of Grayville Road and west of Old Colchester Road  
**(Received 8-12-10; 65 days –10-15-10. Public Hearing 10-14-10; 35 days – 11-17-10)**

**Members Present:** J. Mullaney, T. Nofer, R. Warner, T. Gauthier, M. Harder, T. Loto  
**Members Absent:** L. Maynard

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

**Recognition of Guests:** attendance sheet attached.

J. Mullaney called the Public Hearing to order at 7:32 pm

Attorney Antoinette Webster stated the Conservation Commission has received the application for the Grayville Estates. She gave an overview of the planned construction of the 18 lot subdivision in Hebron, CT and stated there will be two Phases of building. Attorney Webster also said they will obtain a permit to build a new town road on the property, to be named Birch Hill Road. She said they have met with M. O'Leary three times in September to address concerns the town has. The builder has saved the stonewall on the property and plans to put the road in where there is the least disturbance to the wetlands and also to preserve the southern portion of the property for future development.

Joel Fuller, land surveyor for the Applicant, walked the property and looked at the road connection to cross the wetlands at the smallest part. He checked the land out on the internet. Lots #5 and #6 would flow towards the center wetland. There is 30.6 acres of open space that goes down to the Airline Trail. M. O'Leary suggested the land for the open space.

Gus Colantonio, the engineer for the Applicant, stated there will be no curbing, as the water runs off the road and filters into wetlands. The only curbing is at the beginning of the road, which has 4 catch basins for drainage that discharges into an existing 18" pipe. Section 1 has a 24" pipe, section 2 has an 18" and a 15" pipe, the water goes under the road.

J. Mullaney referred to the letter of October 13, from Nathan L. Jacobson & Associates, Inc., the town and the Commission needs more detail regarding Grayville Road. G. Colantonio said there will be triple culverts at the low point. The swale channel will clean the water, along with the check dams, which will have crushed stone. M. Harder asked him to explain the drainage. J. Mullaney asks what they have at the wetlands crossing. G. Colantonio states there are 2 - 18"

pipes and the 3rd pipe goes through the catch basin. J. Mullaney asks if there is a soil scientist report and if there will be any hindrance to the wildlife. The Commission needs an overall description of the impact to wildlife. G. Colantonio said the wildlife can get through the pipes, there are 2 low flow pipes at the crossing. T. Nofer wants to see what G. Colantonio is talking about. T. Loto said they need specific detail of the crossing, sheet #15 shows it. M. Harder says they need larger detail, is there an inlet and outlet? G. Colantonio said yes. J. Mullaney said a wetland report would be helpful, needs to get more detail of water quality on swales., he also suggests removing more sediment. The goal of the Conservation Commission is to have as much vegetation as possible. Regarding conservation easement on lot #4, Atty. Webster states again, that the stonewall will stay, even if the potential homeowner clear cuts their property. J. Mullaney said to have the soil scientist suggest plantings.

***Public Comment:***

Robert Butt, 89 Grayville Road has lived there a long time and has studied construction for 25 years. He states the pipes are 14", not 18" as G. Colantonio said. He also stated they are at a 90 degree angle, not a 45 degree angle. R. Butt says that 8' of his driveway gets washed out, as well as the road in front of his house. He states, as timber gets harvested, the water level will increase and that the pipes don't channel the water, it goes toward Jeremy Brook causing erosion. Karen Butt said the road is dangerous when it ices over in the winter. The school bus that comes down the street has difficulty stopping, due to the ice. R. Butt said he'll have to put in a drainage pipe behind his stonewall. He said the pipes need to be 24" and at a 45 degree angle. J. Mullaney said the commission is always looking to break up drainage as much as possible.

Loretta Bansavitch, 386 Old Colchester Road is concerned about water running onto her property after the houses are built.

Linda Frye, 407 Old Colchester Road wants to know if the size of the houses are planned yet. Atty. Webster said no. L. Frye wants to know what the impact will be if chemicals are applied to lawns, would it drain into the wetlands? J. Mullaney said there will be forested space between wetlands and properties.

Denise Thompson, 30 Grayville Road said she lives right next to the development and is concerned there will be more water on her land. G. Colantonio said there will be no new pipes.

Dan Frye, 407 Old Colchester Road wants to know what the impact will be on his well. J. Mullaney said that would be a Planning & Zoning question.

Vinnie Basile, 4 Alice Lane wondered if the catch basins sink. G. Colantonio said Grayville Road pipes are not connected to Alice Lane.

T. Nofer asks about 100 year storms. The Planning & Zoning asks for 10-25 year storms. G. Colantonio said they compared the 25 year storms. The town suggested that Grayville builders remove the detention basins they had in place.

Maureen Burke, 9 Alice Lane agrees with the Butts, there is erosion already and trees are falling over on her property.

J. Mullaney asks Atty. Webster if they want to discuss concerns with M. O'Leary. She said yes and filed an extension until November 18, which is the next meeting.

T. Loto said the 3 concerns are, obtaining a soil scientist, mitigation for wetland crossing (culvert) with description of wetlands, and a having a presentation at the next meeting of the conservation of Lot #4.

Atty. Webster said they will meet with A. Tierney and M. O'Leary.

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### REGULAR MEETING

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

**Members Absent:** L. Maynard

**Staff Absent:** J. Soderberg

J. Mullaney called the regular meeting to order at 9:45pm

***Approval of Minutes:***

**Public Hearing - September 16, 2010 :** *T. Gauthier motioned to accept the September 16, 2010 minutes, T. Nofer seconded, All were in favor, M. Harder abstaining*

**Regular Meeting – September 16, 2010:**

It was noted that J. Mullaney did not abstain on the motion to approve Petition 2010-05.

*T. Loto motioned to accept the September 16, 2010 minutes as amended, seconded by T. Nofer. All were in favor, M. Harder abstaining.*

***Additions to Agenda:*** None

***Recognition of Guests:*** attendance sheet attached.

***New Applications:***

**Petition 2010-21**, Hebron Country Manor, LLC, from David Minicucci, Route 6, #372, Andover, CT to construct a driveway from Wall St. (Rte. 316) for future development. This driveway to accommodate utilities, sewer, water, electric and telephone.

**(Received 10-14-10; 65 days- 12-17-10)**

Bob Messier, representing David Minicucci, said the Minicucci's are looking for permission to construct a 200' driveway to accommodate future development. Connecticut Water company would be putting it in, they also want to install a hydrant. David Minicucci has already obtained

a Water Company Land Permit from the State of Connecticut, Department of Public Health. J. Mullaney accepted the application.

***Pending Applications:***

**Petition 2010-16**, Grayville Estates of Hebron, LLC, 143 Merrow Rd., Tolland, CT – 18-lot subdivision on 87 acres – south of Grayville Road and west of Old Colchester Road  
**(Received 8-12-10; 65 days –10-15-10. Public Hearing 10-14-10; 35 days – 11-17-10)**  
The Hearing will be continued at the next Commission meeting on November 18, 2010.

**Petition 2010-06**, Scott Fellows, 100 Lebanon Road (Rte. 207, Amston, for Diversion of water across property into the D.O.T. drainage system  
**(Received 9-16-10; 65 days – 11-19-10)**

***Wetland Agent Approvals:*** None

***Violations:***

**Violation 08-18V** – Patti Matthews, 108 Jan Drive, Hebron – Excavation of soils within a wetland  
J. Soderberg sent a letter to the town attorney, Donald Holtman.

**Violation 10-03V**, Camp Connecticut, 551 Old Colchester Rd. –clear cut, drainage ditches, and excavation of soils within a regulated area  
Nothing new on this violation

**Violation 2010-18V**, David & Monica Burr, 32 London Rd., Hebron – Filling of wetlands within a Conservation Easement  
They need to apply for a Wetlands Permit, J. Soderberg sent them a letter and application

***Pre-applications:*** None

***Other Pertinent Business:***

**Discontinuance and Abandonment of Certain Roads**

There is a meeting next Tuesday, October 19, 2010 with the road subcommittee and Planning & Zoning

**2010 Municipal Inland Wetland Commissioners Training Program: Segment 3**

Obtain a voucher from J. Soderberg if interested in attending

***Correspondence:***

J. Mullaney does not want to be re-appointed to Chairman of the Conservation Commission for next year.

J. Mullaney received an email from L. Maynard stating she won't be able to attend the meetings for a while due to treatments she's receiving.

***Adjournment:***

*T. Loto made a motion to adjourn, R. Warner seconded, all in favor. The meeting adjourned at 10:17pm. The next meeting is scheduled for November 18, 2010.*

Respectfully submitted,

*Patricia Burrington*  
Patricia Burrington  
Board Clerk



