

Those assets that make Hebron a special place to live must be preserved and enhanced. Hebron's special assets include: its extensive open space, forest and farmlands, rivers and streams (among the purest in Connecticut), major recreational facilities such as Amston Lake and two public golf courses, extensive hiking trails, the Hemlocks, and significant reminders of its historical heritage in the Hebron Green, Gilead Hills, Hope Valley and Amston Village Districts.

This section of the Plan of Conservation and Development seeks to identify these unique aspects of the community; and are contained in the following subsections:

- A. Underground Drinking Water Supplies**
- B. Stream Corridors and Bodies of Water**
- C. Amston Lake**
- D. Private Open Space and Institutional Lands**
- E. Agriculture and Farming**
- F. Wildlife, Plant Life and Other Significant Natural Features**
- G. Scenic Vistas and Streetscapes**
- H. Areas of Historical Heritage**
- I. Recreation**
- J. The Open Space Plan**

Within each subsection, Goals and Objectives are established as guidelines for Town officials and Town residents alike. These are established to assist in the preservation of these unique assets that are special to Hebron and which help to provide the Town with the rural character that is so important to preserve and maintain.

These Goals and Objectives are not ends in themselves. These are established to provide an action plan for the Town. They list actions that must be taken, studies to be accomplished, regulations and policies that should be evaluated and amended, and other actions that collectively will further achieve the goals as stated.

If these actions are taken, and the Plan remains an active document, the Town will ensure that future development and changes within the community, which are inevitable, will take place in a way that respects these unique assets of Hebron.



A. Underground Drinking Water Supplies

One of Hebron's most important resources is its underground drinking water supply. Whether by individual private wells or by community wells, all of Hebron's population depends on its underground water supply for its drinking water.



Groundwater, particularly for single family houses, is essentially available everywhere in the State of Connecticut. An aquifer is a geologic formation that can yield a usable amount of water; but the amount of water that a particular aquifer can yield is directly related to the physical characteristics of the geologic formation and the amount of the recharge received by the aquifer.

Bedrock aquifers are relatively low yielding, and are the most common aquifers found in the State and within the Town of Hebron. Stratified drift aquifers are the most productive sources of groundwater and experts in the field see these as the State's most likely source of future drinking water supplies. As such, these areas should be protected from all sources of contamination.

The Town has several areas designated as productive coarse-grained stratified drift aquifers. These are shown on the map contained within this section and are generally located at the Raymond Brook Marsh, in the Judd Brook marsh, and at several areas along the Jeremy River.

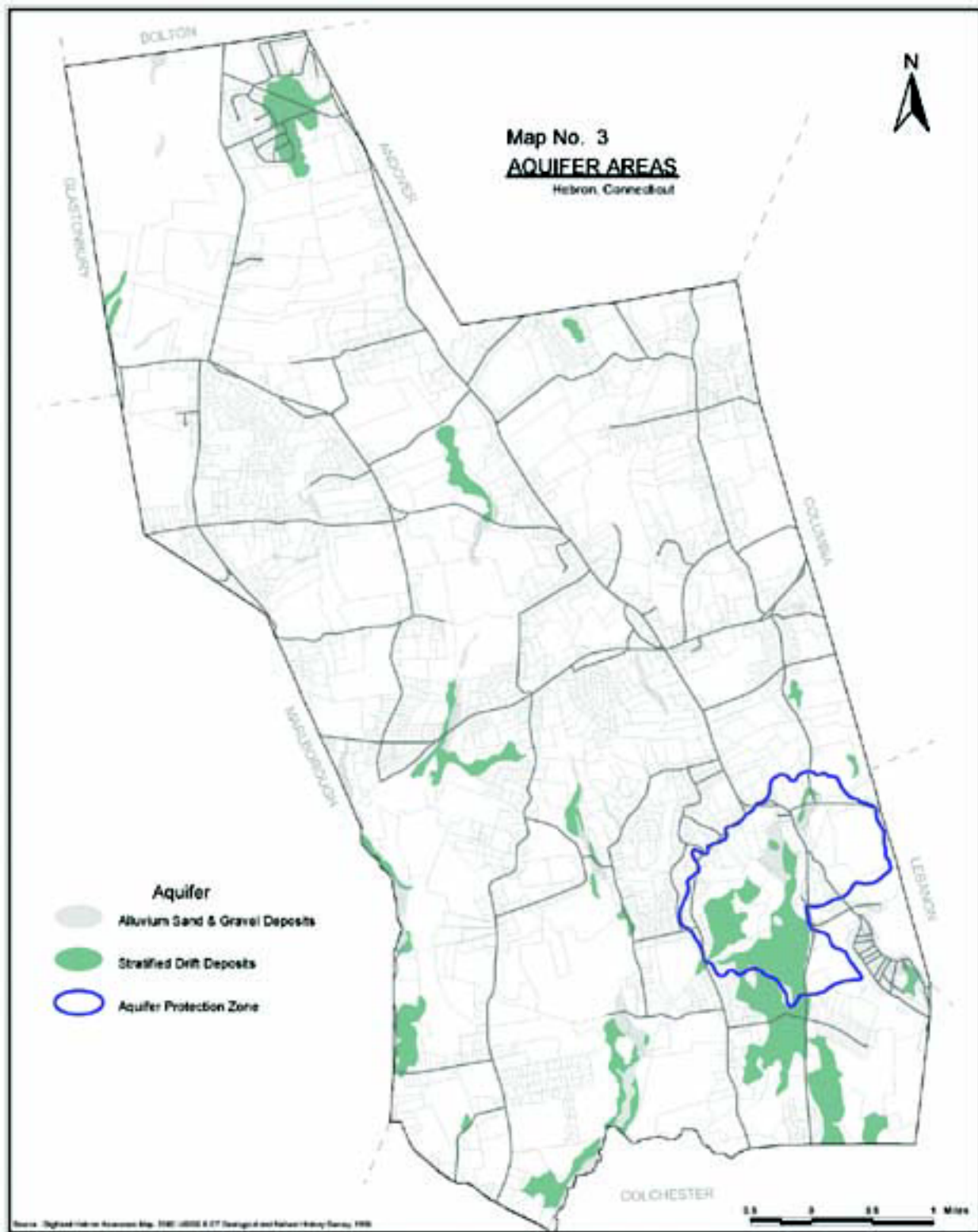
To date, the Town has undertaken efforts to protect its most extensive aquifer in the Raymond Brook Marsh area. An Aquifer Protection Zone has been established around this aquifer, which contains standards aimed at protecting this resource. Efforts should be expended to look at future protection areas around other important aquifers.

The goals and policies in this section of the Plan have been set forth to further the protection of Hebron's present and potential underground drinking water supplies.

Goal: Preservation and protection of Hebron's finite ground water resources and their recharge areas.

Objectives:

1. Protect important existing and potential water supply aquifers from land uses that pose a high water quality risk.
2. Investigate and encourage measures that will promote safe recharge of ground water supplies. Consider such measures such as discharge of roof drains into subsurface infiltrators, sheet drainage from paved areas, and open drainage swales rather than closed drainage systems.
3. The Raymond Brook Marsh is Hebron's most valuable potential large yielding aquifer, has been identified in the Aquifer Protection Zone in the Zoning Regulations, and should continue to be monitored and protected by regulation and other measures. This complex system, an



important stratified drift deposit, its large size, low relief, peat and muck soils, a mix of wetland types, a variety of surrounding vegetation types, and its proximity to a major watercourse, combine to make it so valuable.

4. Currently the Town relies entirely on private and small community wells tapping primarily low yielding bedrock aquifers. Land use types and densities should be compatible with the need to protect these on-site water supplies. Discourage development, which would exceed on-site carrying capacity in these areas.



B. Stream Corridors and Bodies of Water

As discussed in other sections of the Plan, Hebron's stream corridors form the framework for the Town's open space and preservation efforts. Likewise, the State's open space parcels are also located on these waterways.

The great majority of the land area of Hebron drains to the south and to the west. These watercourses all ultimately drain to the Salmon River and ultimately the Connecticut River. Their water quality is of utmost importance to the water quality of the Salmon River where extensive State efforts have been made to reintroduce the Atlantic Salmon. The open space preservation efforts along these watercourses, as well as other conservation measures and development standards applied near watercourses, serve to maintain the high water quality that presently exists.



The streams in the central and western portions of Hebron, the Jeremy River, Fawn Brook, the West Branch of Fawn Brook and the Blackledge River are all classified as Class A streams. As such, these are potential supplies for drinking water, provide fish and wildlife habitat, and are appropriate for a variety of recreational and agricultural uses.

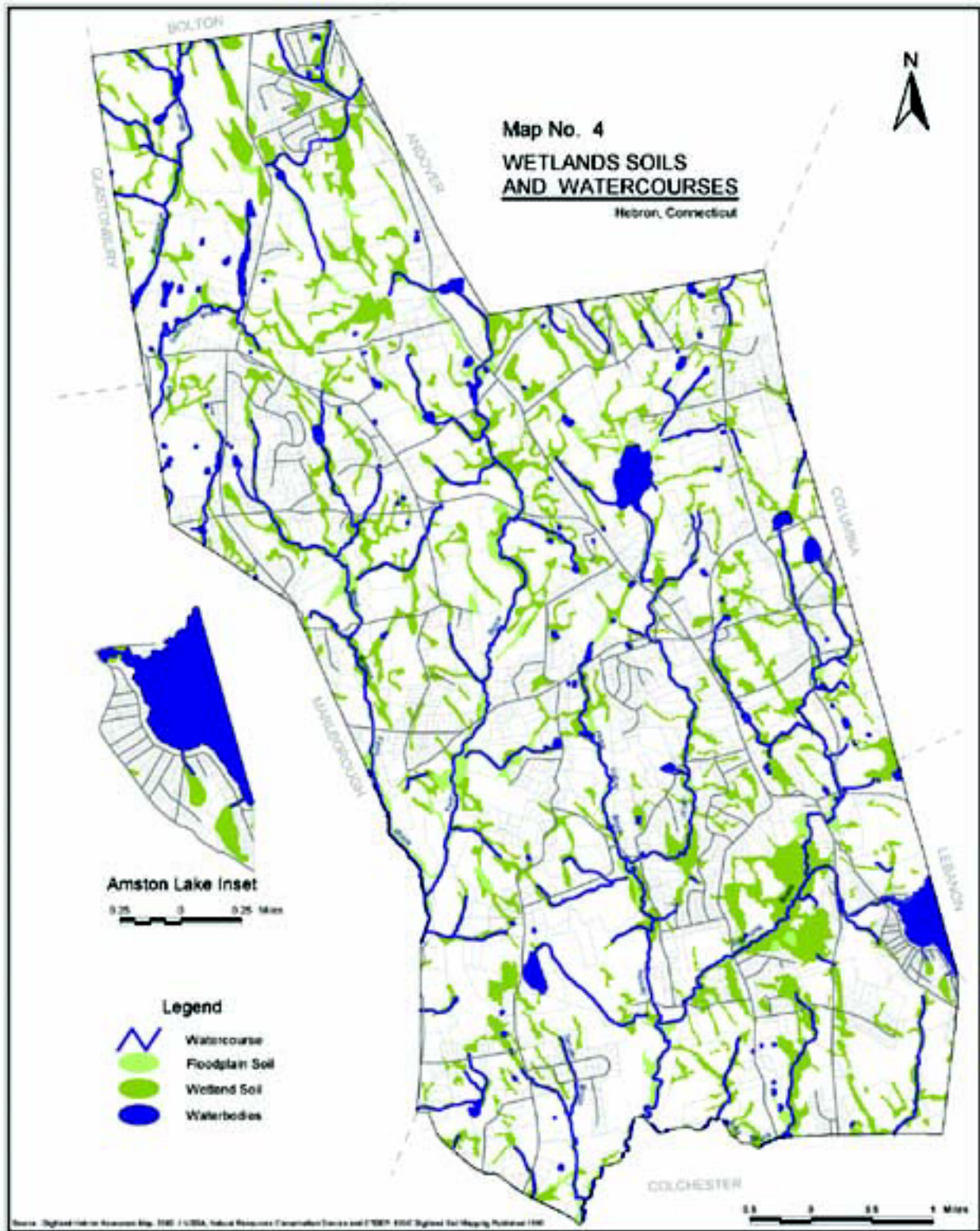
Watercourses are part of a balanced system. Their water quality is dependent upon the drainage basins and recharge areas in which they are located. Discharges into the drainage basin affect the quality of the water in the streams; and, the water quality of the streams, in turn, affect the quality of the associated underground water supplies. The vegetation and tree canopy along the stream corridors regulate the temperature of the water and support associated habitat areas.

This is a large interrelated system that deserves protection and monitoring so that it can be enjoyed by future generations. The following goal and objectives are established to provide guidance for Town officials and residents to continue to improve on past preservation efforts.

Goal: To protect the natural functions of stream corridors and surface waters and to maintain them in their natural state. To prevent the degradation of water quality and habitat that aquatic systems provide, and to maintain natural water flow to and from all aquatic systems.

Objectives:

1. Maintain less than ten percent (10%) impervious surface in all regional and sub-regional watersheds.
2. Maintain the maximum amount of vegetation on slopes greater than fifteen percent (15%), particularly next to watercourses and wetlands.
3. Restrict clearcutting in environmentally sensitive stream corridors.



4. Continue to assess wetland areas and strengthen Inland Wetlands and Watercourses Regulations for ecologically sensitive areas.
5. As part of the Town's Greenway concept, encourage the dedication of open space and conservation easements along corridors of significant value.
6. Encourage a trail network along stream corridors, to allow access for nature study and recreation.
7. Maintain the integrity of stream banks, streambeds and the associated tree canopy.
8. Work with public and private agencies, non-profit groups and affected property owners, to acquire and protect land adjacent to stream corridors and water bodies.
9. Encourage nature walks with featured speakers to attract visibility to the importance of aquatic systems.
10. Develop an ongoing water quality monitoring program (i.e., to test pH levels, siltation and storm water discharges) within the Town.
11. Work with fishing groups to promote the recreational benefits of stream corridors.
12. Promote educational activities and programs, such as essay contests, to raise awareness of the importance stream corridors as well as of aquatic and streamside plants and wildlife.



C. Amston Lake

Amston Lake is a 184-acre body of water located in the southeast portion of Town and bisected by the Hebron-Lebanon town line. The drainage area of the Lake is approximately 680 acres and is located predominately in Hebron, and partially in Lebanon and in Colchester. The lake has a mean depth of approximately 6 feet; and, the water level is controlled by an earthen dam, with a concrete spillway, on the west side of the lake. The outlet of the lake is an unnamed watercourse that feeds into Raymond Brook.



Amston Lake is the centerpiece to a residential neighborhood that must be taken into consideration in developing goals and objectives for this area. This neighborhood has developed with a mix of seasonal and year-round dwellings. Following the introduction of public sewers and a community water supply system in the neighborhood, the Town Planning and Zoning Commission, in 1992, established comprehensive amendments to the Amston Lake District zoning regulations.

These regulations were designed to protect the unique residential character of this special neighborhood as well as protecting the quality of the lake from the potential impacts of new development. These changes included adopting a minimum of 10,000 sq. ft. for new construction, creating a review process by the Planning and Zoning Commission for all new site disturbances, and establishing minimum standards for the conversion of seasonal cottages to year-round dwellings.

Several reports have been completed for the Town on Amston Lake through the years. The Environmental Review Team Report of Amston Lake, completed in 1985 provides useful base information on the lake and its watershed. The more recent Environmental Impact of Additional Residential Development on Amston Lake, prepared for the Planning and Zoning Commission by Pare Engineering Corp., in 1989, provides some of the basis for the Amston Lake District zoning regulation provisions.

These studies have established that there is a direct relationship between uncontrolled development and environmental impact to the lake. Over time, principle contributors of phosphorous to the lake have been identified as soil erosion, atmospheric fallout and septic systems. Uncontrolled contributions in any of these categories can accelerate the premature aging of the lake. Maintaining the water quality of the lake and its attractive appearance, as well as keeping the lake in a condition that remains useable for recreation purposes and as a valuable wildlife habitat, is an important objective of this Plan. While the Town has undertaken a number of steps in this area there are other ongoing steps that the town can take to protect this valuable resource.

The following Goals and Objectives are established to guide Town officials in implementing land use regulations, road maintenance practices and other policies and practices that will best preserve the long term health of Amston Lake and the Amston Lake neighborhood.

Goal: Deter further environmental and ecological deterioration of Amston Lake and its drainage area.

Objectives:

1. Establish and implement rigid site development standards in the Amston Lake District and the surrounding area;
2. Establish mandatory bonding for erosion control measures and all necessary public improvements associated with new construction;
3. Encourage expeditious re-vegetation to disturbed areas and require environmentally sensitive practices;
4. The entire drainage basin is to be considered an environmentally sensitive area, as determined by the Hebron Conservation Commission, and as such, the presence of the public sewer system shall not induce or encourage new construction that could nor have otherwise occurred without such a system.

Goal: Protect the Amston Lake residential community from further over-development and seek to preserve or enhance property values.

Objectives:

1. Establish a reasonable policy for a minimum lot size for all new construction that is consistent with the present character and density of the area that: promotes the development of additional affordable housing; serves to protect against the depletion of ground water supplies; and serves to sustain the natural life of Amston Lake.
2. Enact a growth management system that includes a method by which theoretical development potential that may exist among vacant lots having less than 10,000 square feet of area, can be shifted or transferred to other areas within the Town that are deemed more suitable for such development.
3. Permit the conversion of seasonal dwellings to year-round dwellings only when the Commission is assured that the minimum standards of the public health code and state building code have been met and that special performance standards in the Zoning Regulations are satisfied.
4. Establish regulations that will prevent any further reductions in size of substandard lots or increasing the degree of nonconformity of any such lots.

Goal: Provide for adequate roadways, potable water, and sewer and drainage infrastructure development.

Objectives:

1. Ensure that all future development will not negatively impact the delivery of emergency services.
2. Encourage the establishment of a year-round community water system.
3. Encourage the study, design and construction of a state-of-the-art storm water drainage basin to best protect the quality of Amston Lake.
4. Mandate the implementation of water conservation measures for all new construction or seasonal dwelling conversions to year-round occupancy.

Goal: Implement necessary regulatory provisions that will preserve the public health, safety and welfare of the entire Amston Lake District.

Objectives:

1. Provide adequate off-street parking for all residents. If it becomes necessary to establish prohibitions to on-street parking, then necessary policy recommendations shall be made to the Board of Selectmen.
2. All existing septic systems within the sewer service area shall be discontinued and abandoned in accordance with the requirements of the Water Pollution Control Authority. There shall be a suitable period of time elapsed prior to any new well being drilled so as to prevent pollutants in such abandoned systems from contaminating new wells in proximity to them, or from entering and contaminating area groundwater by means of the opening in impervious soils created by the new well shaft.



D. Private Open Space and Institutional Lands

Hebron is fortunate to have within its borders a number of privately held properties that offer open space and private recreation opportunities to its owners or to its members. These properties include golf courses (Blackledge Country Club and Tallwood Golf Course), private fish and games clubs, the extensive property and facilities owned by the Easter Seals known as the Hemlocks, and others.



The Private Open Space as shown on the “Existing Open Space Map” in Subsection J shows a total of 910 acres within this open space category. This is a significant, and growing, acreage within the community that now accounts for almost 4 percent of the total land area of Hebron.

Many times these properties are open to the public by either membership in the club or organization, by appointment, or by the cost of admission. However the scenic quality they add to the Town’s landscape is possible to be enjoyed by all residents. In addition these large undeveloped parcels serve to protect the environment of the watersheds and drainage basins in which they are located. Also, as long as they are not more intensively developed, they will not require any significant commitment, or the expense, of town services.

This section is included in the Plan to recognize these properties as an important part of the Town’s open space and recreation inventory. Also, this section of the Plan is set forth to strongly encourage cooperation between the Town and these property owners to foster additional open space and recreation opportunities for all Town residents beyond that than can be provided on public lands.

Goal: Continue to recognize the importance of critical private open space, institutional and recreation lands within the Town of Hebron and seek to preserve their recreational, open space and environmental values as well as their role in helping to form the rural character of the Town.

Objectives:

1. Complete an inventory of all the privately held open space, institutional and recreational lands in the Town of Hebron as generally shown on the map entitled “Existing Open Space” along with an inventory of acreage, facilities, and special functional or environmental attributes.
2. Build and maintain a relationship between the Town of Hebron and the owners of private institutional lands so as to maximize the benefits to Town residents and these property owners.
3. Investigate all possible partnerships between public and private entities to maximize

recreational and open space benefits of these parcels of land to Town residents, e.g. conducting recreation and education activities for Town residents on these private lands as an income source for those private landowners.

4. Acknowledging that these lands are a critical component of the Town's open space system, the Town should work with the owners of these lands to assist in keeping these properties in their open state.
5. Where needed, assist owners of these lands in securing the services of Tolland County Soil and Water Conservation District, the Eastern Connecticut Environmental Review Team, the CT Department of Environmental Protection, and other organizations to provide the necessary technical expertise to assist in the stewardship of these properties, in order to enhance their natural functions. These Goals and Policies should establish a framework where a good relationship between the Town, its residents and the owners of these private lands and facilities is maintained.

E. Agriculture and Farming

Agriculture has long been tied to the history of Hebron. For the vast majority of its history, agriculture was the primary business activity carried on in the community. As such it has left its imprint on the town with the lingering pattern of open meadows against forest edge.

The Town's active farms continue to be a positive factor in the community. They provide jobs, income and contribute to the Town's economic base. The view of existing farm building and farming operations along several of the Town roadways is a significant contributing factor to the rural character of the community. Due to the fact that these farming operations encompass large acreage, the continuation of farming in the community keeps these large parcels in an undeveloped state, contributing significantly to the open feel of the Town and requires little to no demand for town services.



It is an important finding of this Plan to establish Town goals and objectives to protect existing farms, to encourage their continuance in the Community and to encourage open communication between the Town and the farming community to foster a positive and productive relationship.

There are several significant ways that the Town could promote and actively encourage the continuance of farming in the community. One such effort that the Town should actively pursue is the purchase of development rights from interested property owners.

The Town should encourage the State of Connecticut in this activity and assist them with whatever means are available to the Town. The Town should lobby to have the State adequately fund the existing agricultural preservation program to reduce the present backlog and to make this a more viable option for local farmers. The Town should also consider pursuing the purchase of development rights from farms locally.

The use of open space acquisition funds available to the Town could yield a far greater impact in retaining rural character than outright purchase of open space land. A focus of these efforts should be in those areas of best agricultural soils and in areas of substantial acreage. These areas are generally shown on the "Future Open Space Plan" in Subsection J.

The following goals and objectives are hereby established to further the interest of the agricultural community in Town.

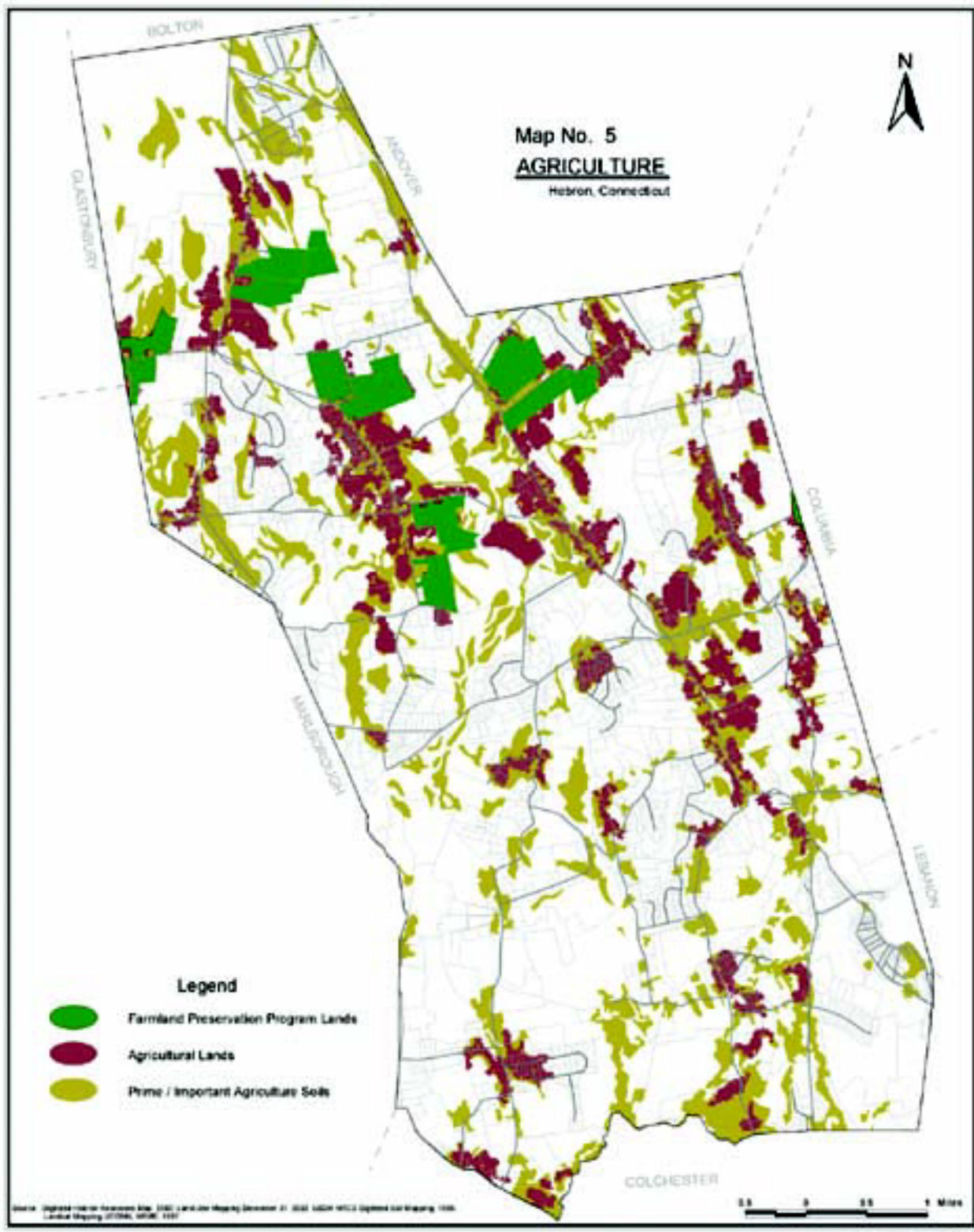
Goal: Protect and promote agriculture and farming as a viable natural resource industry and as a primary representative of Hebron's rural landscape.

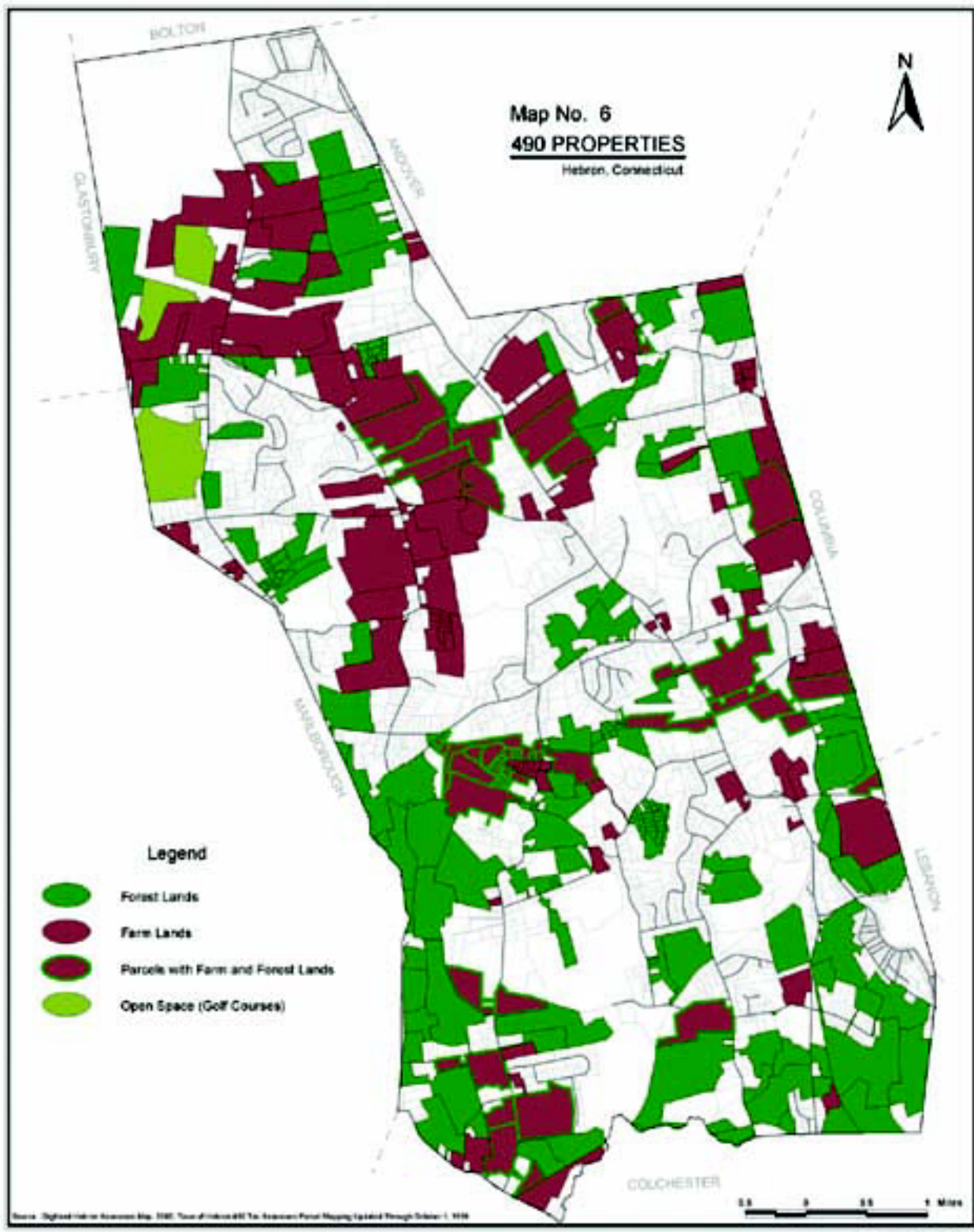
Objectives:

1. Protect valuable productive soils that emphasize agricultural, horticultural and forest uses

as defined in Hebron's Natural Resources Inventory.

2. Assist local property owners, who are interested in the farmland preservation program, in working with the CT Department of Agriculture to purchase the development rights of local farms.
3. Encourage the Town to utilize local open space land acquisition funds to purchase development rights from interested farm owners as a supplement to the State program.
4. Promote local farm products at retail outlets, roadside stands and local fairs e.g. adopt supportive zoning regulations to permit farm stands in all zoning districts.
5. Encourage active tree farming as an agricultural use and consider instituting a town wide holiday festival to support this activity.
6. Help support town festivals like Farm Day Tours, and strawberry and maple fests.
7. Work with the CT Department of Agriculture to encourage good forest management for harvesting.
8. Support participation in programs such as the farmland, forestland and open space assessment program authorized by Public Act 490 (now Sections 12-107 a-e of the Connecticut General Statutes), to maintain agricultural and forest lands in their present conditions.
9. Review and research zoning and subdivision regulations and other ordinances or regulations to reduce impacts to local farmers and farming operations from new residential development.





F. Wildlife, Plant Life and Other Significant Natural Features

Wildlife and Plant Life

The natural systems, and natural resource areas within Hebron support a rich variety of wildlife and plant life. These communities add greatly to the richness and quality of life in the community.

The diversity and quality of wildlife and plant life in Hebron is due to several factors. The fact that the majority of the community is undeveloped is a significant factor. Also, the undeveloped portions of Town are rich in their diverse patterns of hardwood forests, agricultural fields, wetlands, floodplains, and smaller areas of evergreen forests. These various environments support a combination of water, food, and shelter, which together create significant habitats.

The following goal and objectives speak to these environments, the important role they perform, and most importantly how the Town's actions and policies can work to protect these features significant to the preservation of wildlife and plant life in Hebron.

Goal: Preserve natural systems and their functions in order to protect the Community's indigenous wildlife and plant life.

Objectives:

1. Maintain large undisturbed and contiguous blocks of land to sustain diverse wildlife habitat;
2. Protect forested watercourses and hilltops, which serve as corridors for wildlife movement.
3. Protect significant habitat areas such as: edge areas (ecotones) where two or more different habitat types meet; and, areas having a mixed plant growth, particularly those having a vertical diversity of plant material (such as large canopy trees, understory trees, shrub growth, and emergent vegetation).
4. Preserve continuous habitat strips within new developments that will promote wildlife movement.
5. Support cluster design to conserve important habitat areas
6. Adopt measures limiting and regulating clearcutting of forestland.
7. Inventory natural areas including specific field investigations to identify and record wildlife communities.
8. Identify, manage and protect all wildlife and plant life areas that are listed as "special concern, threatened, and endangered" by the Connecticut Department of Environmental Protection.



9. Work with local land trusts to develop protection measures for habitat areas and their species.
10. Conduct education workshops on the importance of wildlife habitat and the community ecosystem.
11. Support and protect trail corridors that will highlight wildlife areas and raise understanding of natural systems.

Other Significant Natural Features

There are many significant natural features throughout the Town that are worthy of recognition, are an integral part of the Town's natural environment or natural history, and that provide an indispensable link to Hebron's past.

It is significant to identify these features and recognize them for their importance to the fabric of the natural makeup of the Town so that they can be enjoyed and protected by present and future generations. Although these features are seen as worthy of protection and inclusion into the Plan, they also can be easily overlooked by the casual observer. All too often, these are the types of natural features that are only missed if they are lost or impacted by neglect, development activities or natural decay.

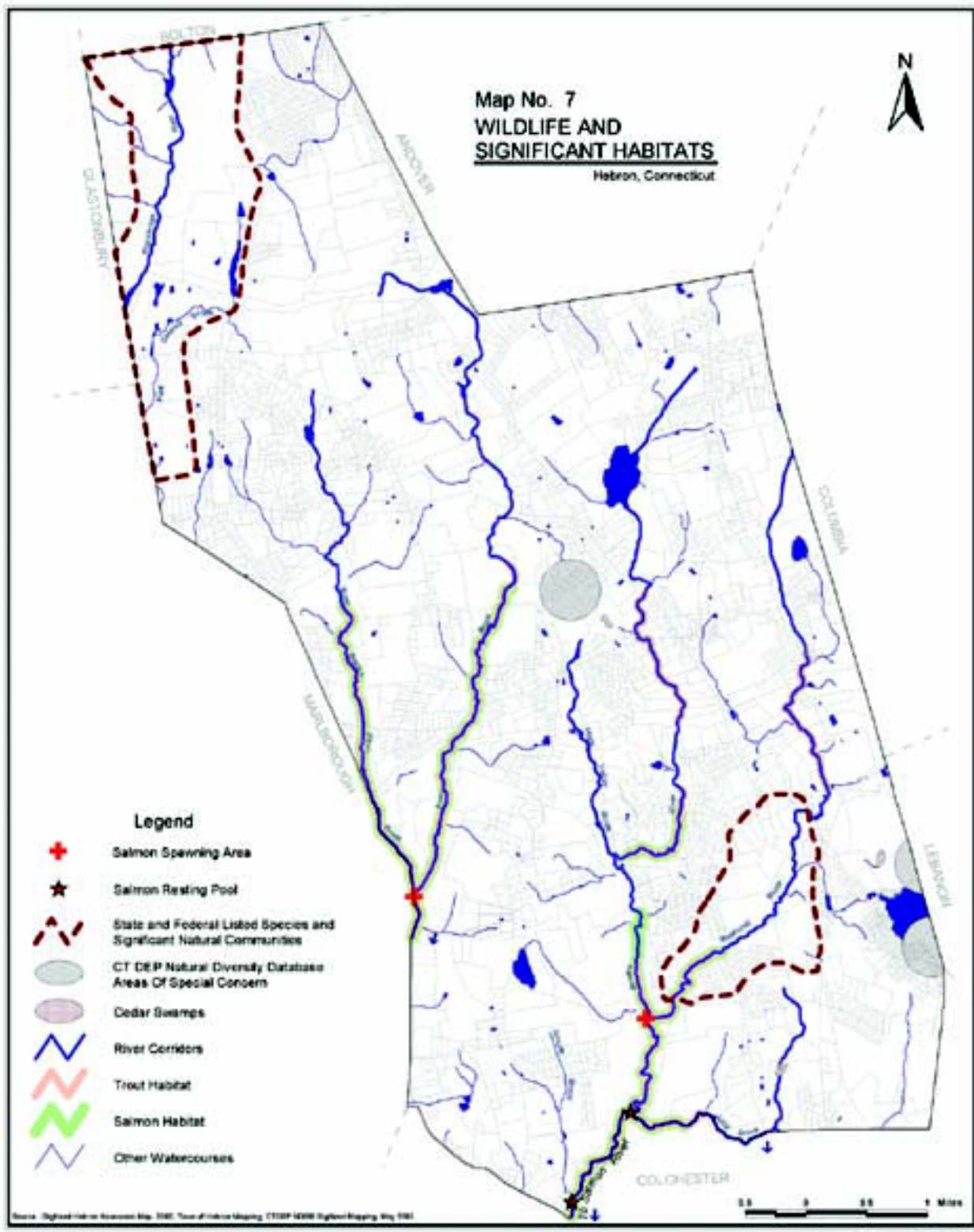
These features that are highlighted in this section can be protected through a variety of means. These could be through public education, private preservation efforts, efforts from the Town's public officials, and through improved development regulations.

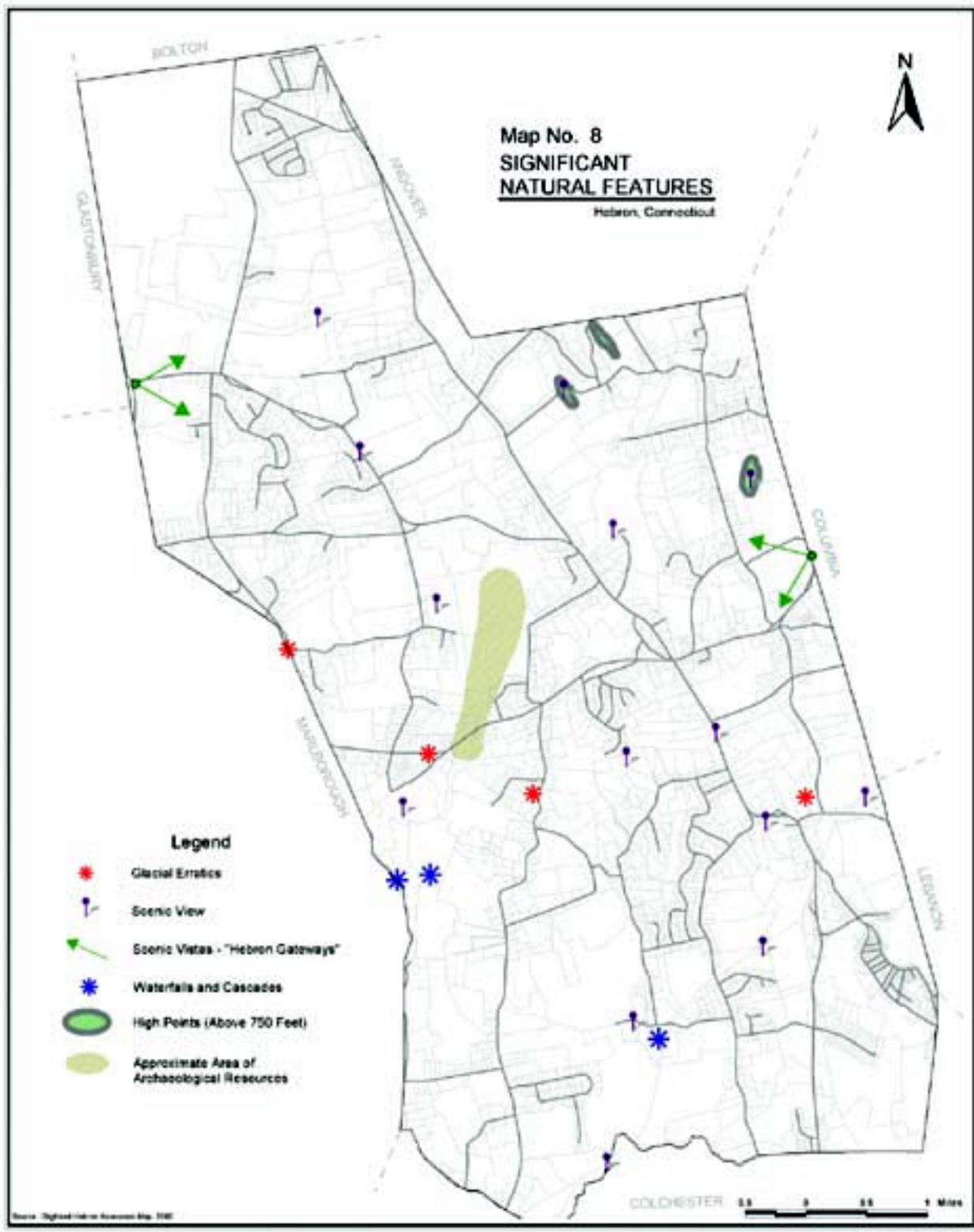
The following Goal and Objectives are set forth in this Plan to seek this type of protection for these significant natural features.

Goal: Provide conservation measures for significant natural features, unique terrain, landforms, and vegetation that are worthy of preservation for present and future generations' health, safety and aesthetic well being.

Objectives:

1. Inventory and protect unique geological landforms: vernal pools, springs, drumlins, glacial erratics, bolder trains, caves, cliffs and ravines.
2. Protect large growth trees and patches of forest left undisturbed for 100 years or more.
3. Provide innovative subdivision and land development techniques in order to ensure the conservation or preservation of Hebron's natural features.
4. Identify and protect low-lying flood plain areas.
5. Identify and protect archeological sites.
6. Make provisions in Town regulations to require studies of potential archeological sites in order to preserve sites of significant archeological interest.





G. Scenic Vistas and Streetscapes

The rural look and feel of Hebron are best appreciated by many residents by the scenic views of the countryside from the Town's major and secondary roads. As one travels through the Town, the image of agricultural fields and open meadows, surrounded by forests, defined by stonewalls or tree lines, punctuated by historic farm buildings, is an enduring picture of the rural image of Town. We can best describe these aspects of the Town with two interrelated categories: scenic vistas and streetscapes.



Scenic vista is a term that this Plan uses to talk about special views of the Town that capture the rural character of the community. Scenic viewpoints exist in various parts of the Town. Not surprisingly, many of these are from the higher elevations that exist in the north and northeast parts of town. In addition, some of the broad wetland and marsh areas also provide these scenic views looking back at the higher elevations.

It is the goal of this Plan to identify some of these areas and encourage new development to preserve them by creative design, use of cluster developments and wise placement of open space and conservation easements.

Goal: To protect the aesthetic natural and cultural viewpoints and road design that provides opportunities as scenic vistas and rural streetscapes.

Objectives:

1. Inventory and map all significant high points, scenic vistas, unique rural streetscapes and other significant natural features such as cliffs, ravines, caves, etc.
2. Restrict clearing and development of hilltops and other prominent high points in Hebron.
3. Protect natural and managed clearings along highland areas for viewpoint access.
4. Restrict obstacles from being introduced in existing viewpoint areas.
5. Recognize that large lowland wetland areas (Raymond Brook Marsh and abandoned railroad rights-of-way) provide unique viewpoints that should be protected.
6. Establish a trail network with viewpoints along trailside by working cooperatively with adjacent landowners.
7. Prioritize the protection of identified scenic areas and viewpoints during the design and review of new developments.

Streetscapes is the other category that deserves special attention. Hebron has numerous examples of older country roads. These streets, with their stonewalls and canopy trees lining the pavement edge, add much to the rural feel of the Town. These aspects can be easily lost when adjacent land develops, stonewalls are removed, numerous curb cuts are allowed that remove the treeline edge, and if other poor design decisions are made.

Goal: To ensure that rural streetscapes are recognized and that their preservation is made a factor when land development or street improvement decisions are made.

Objectives:

1. Through innovative subdivision and zoning regulations, such as clustering, discourage strip development along existing Town roads in order to minimize the number of curb cuts, control visual impact, and reduce interruptions to traffic
2. Study the benefits of a scenic road ordinance as permitted by the Connecticut General Statutes to preserve the characteristics of certain rural town roads.
3. Provide in subdivision and zoning regulations a requirement that all stone walls, significant trees and tree lines along existing Town roads be mapped in order that they become a part of the information considered during the application review process.
4. Consider the requirement of conservation easements along existing Town roads where necessary to preserve the existing character of the Town's rural streetscapes.
5. The character of the Town's rural streetscapes should be considered as a major factor during the Town's design for improvements to existing roads.
6. Initiate an "Adopt A Road" program within the Town of Hebron, particularly along rural roads, to encourage volunteer efforts in maintaining these important scenic roads.
7. Minimize lighting along Town residential streets, within subdivisions, and within commercial properties.

H. Areas of Historical Heritage

Hebron retains many reminders of its rich, three-century long history. Historic homes, old schoolhouses, distinctive churches, cemeteries, remains of manufacturing sites, objects and buildings such as the Old Town Hall, the Douglas Library, and other structures on the Town Green are important ties to Hebron's past.



The Town has already taken some steps to recognize and protect its historic resources. A "Historical and Archeological Resources Inventory" identifying significant sites was compiled in the 1980's. The Inventory is a start on the comprehensive survey of historical sites that eventually must be completed. The Historic Properties Commission helped facilitate creation of a National Register Historic District around the Hebron Green. The Planning and Zoning Commission has adopted specific regulations affecting the Hebron Green as well as recognizing that area in a separate section of this Plan.



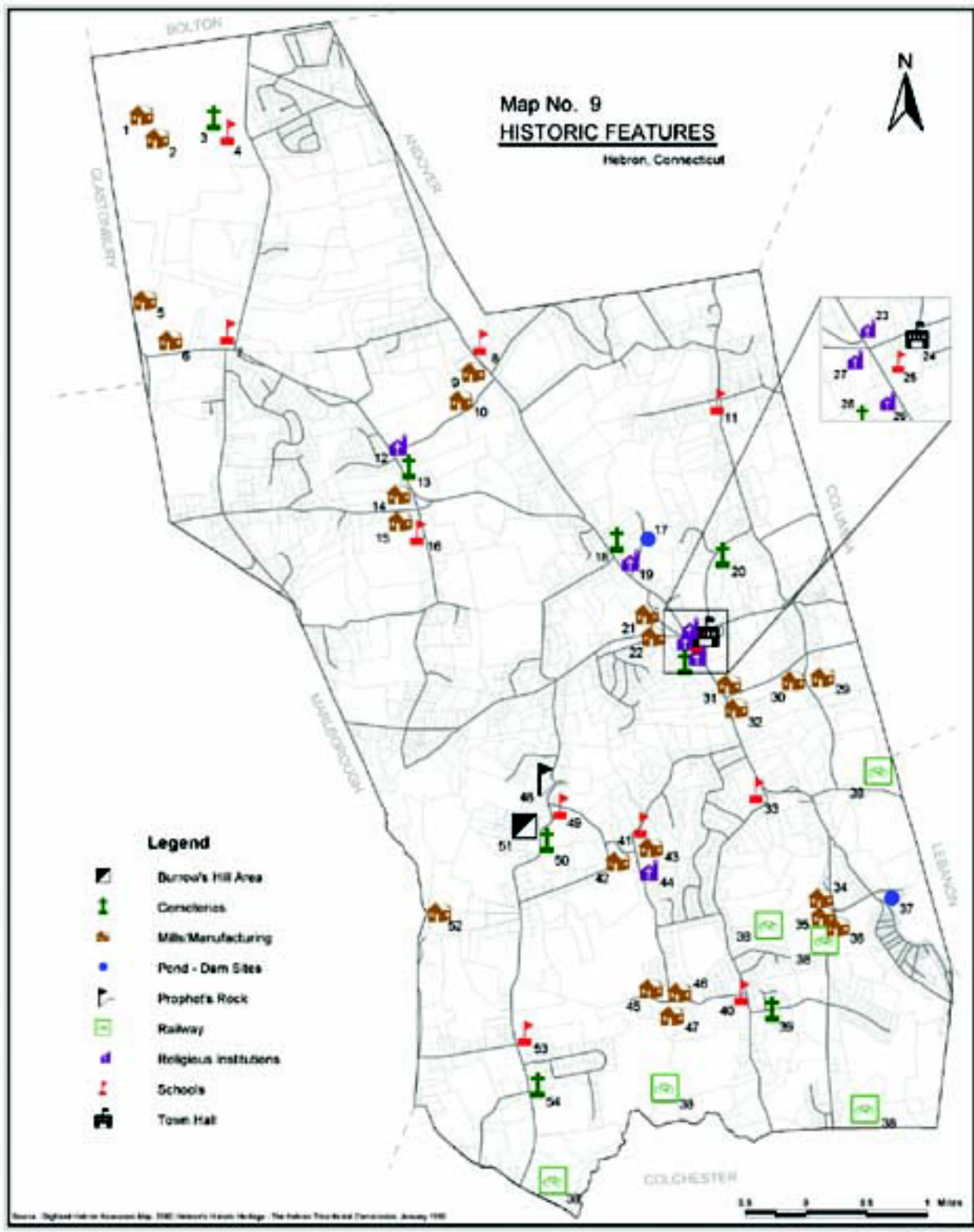
This Section of the Plan calls attention to these historic resources and sets forth their preservation as a significant part of the Plan.

Goal: Protect and preserve Hebron's rich, historic heritage for the education, enrichment and enjoyment of all citizens. Historic resources include homes, schools, churches, cemeteries, objects and older manufacturing sites, as well as the outbuildings, landscaping and spaces associated with them. Additional resources include old rail lines, roadways and scenic views and vistas that are an integral part of their historic setting.

Objectives:

1. Facilitate the designation of historic districts and historic properties where appropriate to assure preservation of historic assets.
2. Review and amend zoning and subdivision regulations to require new land development to protect and complement historic resources, and give full consideration to protecting and maintaining historic resources in reviewing plans for new subdivisions.
3. Encourage identification and preservation of Hebron's historic school houses and other historic buildings and seek to protect them from demolition, decay or inappropriate modification.
4. Encourage preservation and maintenance of historic buildings, landscaping, and cemeteries by public and private landowners, with particular emphasis on the buildings near the Town Green.

5. Support restoration and recreational use of historic rail lines.
6. Work with the Hebron Historic Properties Commission and the Hebron Historical Society to promote educational programs to keep Hebron's legacy alive for all of its citizens.
7. Consider applying the provisions of the "Village District", as set forth in P. A. 98-116, to the Hebron Green and other areas as another mechanism of protecting this unique area.



Historic Resources Map — Legend

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|-----|---|-----|-------------------------------------|
| 1. | Former “Factory Hollow” along Blackledge River | 28. | St. Peter’s Cemetery |
| 2. | Charles Sumner paper mill | 29. | David Strong’s brick kiln |
| 3. | Gay City Cemetery | 30. | Sawmill |
| 4. | District XI – Summer School site | 31. | Zerrubbabel Rollo tannery site |
| 5. | Daniel Hodge’s sawmill site | 32. | Frederick Bissell mill |
| 6. | Strickland’s grist mill site | 33. | District IV – Turnerville School |
| 7. | District X – White School | 34. | The Hendee Co. blast furnace |
| 8. | District IX – East Street School | 35. | The Turner Complex |
| 9. | Hiram Brown’s sawmill site | 36. | P.W. Turner mill |
| 10. | Gristmill site | 37. | North Pond (Amston Lake) |
| 11. | District III – Jagger School | 38. | Airline Trail |
| 12. | Gilead Congregational Church | 39. | Old Gott Cemetery |
| 13. | Gilead Cemetery | 40. | District VI – Gull School site |
| 14. | W. E. Latham & Co.’s wagon shop | 41. | District VII – Hope Valley School |
| 15. | Blacksmith Shop | 42. | John Peter’s woolen mill site |
| 16. | District VIII – Gilead Hill School | 43. | Gardner Barber mill |
| 17. | Holbrook Pond | 44. | Hope Valley Church |
| 18. | Godfrey Hill Cemetery | 45. | The Hebron Manufacturing Co. mill |
| 19. | The Church of England (St. Peter’s Church) site | 46. | Daniel and David Burrows paper mill |
| 20. | Andover Road Cemetery | 47. | Washington Manufacturing Co. mill |
| 21. | Levi Collins’ fulling mill site | 48. | Prophet’s Rock |
| 22. | Fuller / Porter Grain Mill | 49. | District V – Burrows Hill School |
| 23. | First Congregational Church | 50. | Burrows Hill Cemetery |
| 24. | Old Town Hall | 51. | Burrows Hill area |
| 25. | District #1 – Center School | 52. | Socrates Tarbox paper mill site |
| 26. | United Brethren Synagogue | 53. | District II – Jones Street School |
| 27. | St. Peter’s Episcopal Church | 54. | Jones Street Cemetery |

Source: “Hebron’s Historic Heritage”, by The Hebron Tricentennial Commission

I. Recreation

Open spaces, parks, sports fields, and recreational programs are considered essential community resources in the Town of Hebron. These resources enhance the social, psychological, and physical well being of residents by providing them with enjoyable leisure-time activities in pleasant settings. Open space and recreational facilities also provide economic benefits, such as increased values of nearby properties, and the resulting increase in tax revenues, as well as increased retail sales of sports equipment and concessions. Open space also provides tax revenues in excess of any municipal services that these properties demand and therefore are one of the best land uses in terms of a cost-benefit analysis.



Other benefits derived from the preservation of open space and park areas include conservation of land as a visual resource, protection of water quality in streams, and preservation of wildlife habitats. While these broader benefits are important, they have been identified elsewhere in this plan. This section will focus on meeting Hebron's need for active and passive recreation.

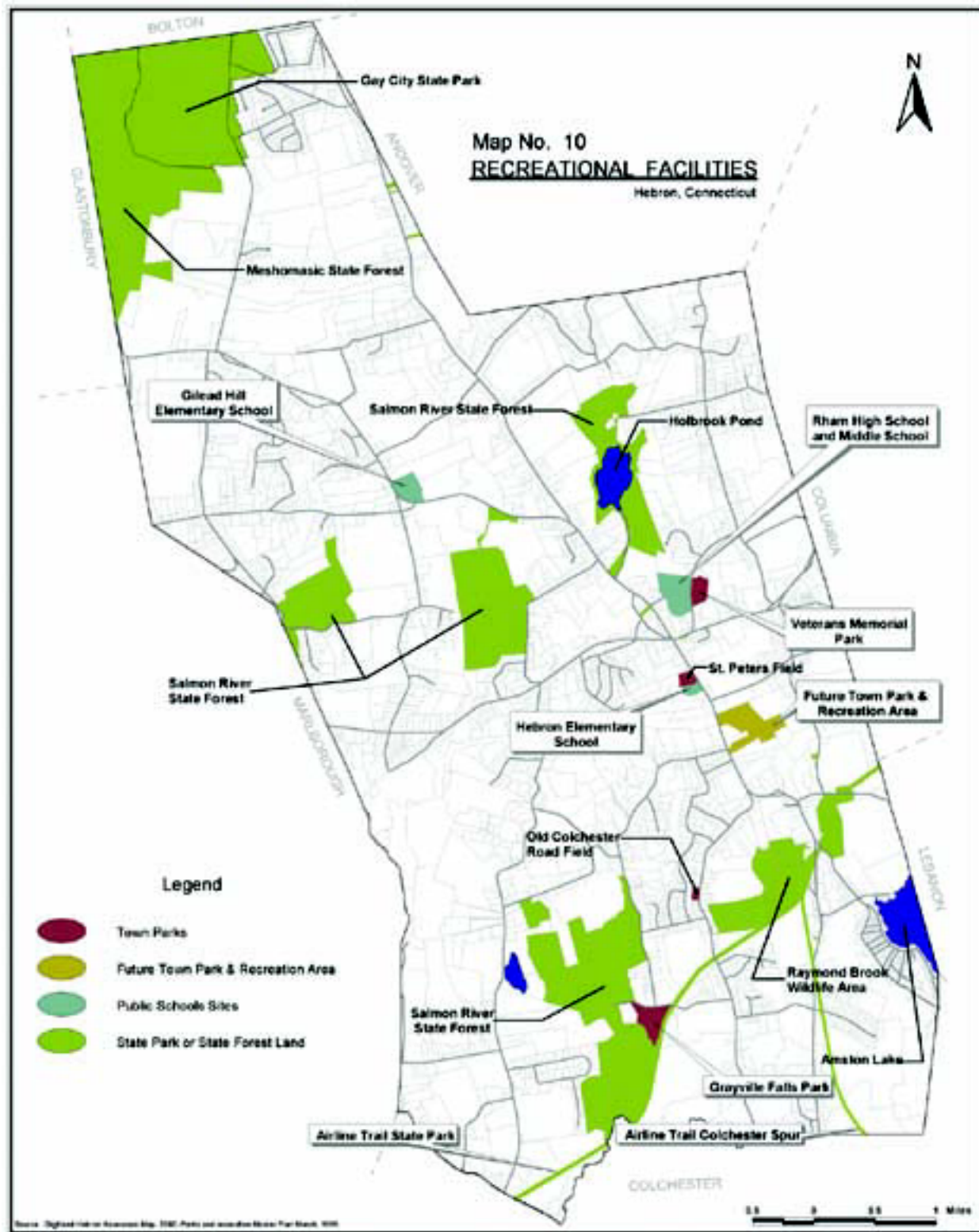
The Hebron Parks and Recreation Commission completed a Town of Hebron Parks and Recreation Master Plan (Master Plan) in 2000. This was approved by the Board of Selectmen and now serves as the blueprint for Hebron's efforts in meeting and improving the Town's parks and recreation system. This section of the Plan of Conservation and Development is entirely consistent with the Master Plan and incorporates all of its findings by reference.

Inventory

The town currently has a number of parks and recreation facilities, owned by either the Town, the State of CT, the regional school district or private property owners, that serve the active recreation needs of town residents. These existing facilities include:

Veterans Memorial Park is a town-owned park located on a 17-acre site on Wall Street. It is the newest of parks to be developed in Hebron and is nearly fully developed. A gravel parking lot of approximately 100 spaces is situated near the front of the park. It contains the following facilities:

- ◆ An irrigated soccer field (200'X300')
- ◆ Two child playscapes
- ◆ A skateboard park with storage shed
- ◆ A baseball field (60' baselines; 225' foul lines; 250 to pocket)
- ◆ A walking trail; (9/10 mile in length)
- ◆ A maintenance storage shed, bathroom and concession
- ◆ An outdoor basketball court (50'X94')



Grayville Falls Park offers both passive and active recreation opportunities such as picnicking, walking, fishing, quiet enjoyment of the waterfalls and river and access to Air Line State Park Trail. The park is fairly remote, has rugged terrain, is very natural in character, and therefore lends itself to passive uses.

Old Colchester Road Field is a town-owned field located on a 3.8-acre site on Old Colchester Road. Improvements include a small, unpaved parking area, a baseball/softball field with 60-foot baselines, and a small soccer field that is superimposed over the outfield of the baseball/softball field.

Gilead Hill Elementary School is used for community recreation and summer sports. Outdoor recreation facilities include two softball fields with 60-foot baselines and a football field that is superimposed over the outfields of two softball fields. There also exists a small field area that is used by the baseball league informally as a “T-Ball” field. Other sports and recreation facilities include a small “pick-up” basketball court and a modular playscape located to the rear of the school that is used by students at recess and is also available for public use during non-school hours. For recreational facilities, there is a small, tile floor basketball court and stage area in the cafeteria/gymnasium and a multi-purpose room with a striped 45’x76’ basketball court.

RHAM Regional Schools are comprised of RHAM Middle School and RHAM High School. Both schools are located near the Hebron Center on a campus that shares a common athletic field. Each has its own gymnasium but they share the outdoor sports and recreation facilities that will be fully upgraded as part of the Regional High School expansion plans.

St. Peter’s Field is a ball field located on Church Street constructed on land leased from St. Peter’s Episcopal Church. This ball field is used by the Hebron Youth Baseball and Softball Association, (principally for Little League baseball) and consists of 60-foot baselines.

Air Line State Park Trail in Hebron provides a multi-use trail for hiking biking, jogging, cross-country skiing, and horseback riding. This trail, owned by the State of CT, physically connects to the towns of Colchester and Lebanon and the potential exists for further connections. The Trail also provides access and outstanding views of the Raymond Brook Marsh, lands primarily owned by the State of CT.

Salmon River State Forest, partially located in Hebron, contains opportunities for hiking, and fishing. These extensive lands include the Holbrook Pond facility where boating and fishing are permitted.

Gay City State Park is located in Hebron on the Bolton town-line and contains hiking trails, picnicking facilities, cross country skiing opportunities and a beach for public swimming.

Blackledge Country Club and Tallwood Country Club provide ample opportunities for golfing within the community. These privately owned facilities provide 54 holes of golf to the general public in two separate locations in Town and also maintain hundreds of acres in open space.

For location of these recreational areas see the “Recreational Facilities” map in this section.

Community Needs Analysis

In October 1998 the Parks and Recreation Commission, in an effort to involve individuals and citizen groups in the recreation planning process, distributed a questionnaire to all households in town. The survey was designed to gauge public opinion regarding recreational activities and needs. The top ten recreational facilities desired by respondents were, in descending order: indoor/outdoor pool, outdoor skating rink, paved biking trail, sledding hill, playground, water play area, soccer field, tennis courts, basketball courts, and a park pavilion. Written comments from residents also indicated interest in a community center, better playing fields, more trail facilities, repaired or new tennis courts and more basketball courts.

Citizen Demand for Active and Passive Parks and Recreation Services

Projecting citizen demand for active recreation or sports relies upon two principal sources of participation rates that can be applied to population projections to determine demand:

1. the rates of current participation in league sports as reported by the sports leagues; and
2. assumed rates of participation derived from the survey of residents conducted 10/98.

An analysis of Table 5.2-1, from the Master Plan and reprinted herein, confirms the findings of the state and national standards analysis, that the Town of Hebron is currently experiencing deficiencies in the number of sports facilities that it has available for public use. The following summarizes what those deficiencies are, rounded to the nearest whole number of facility units.

Summary of Table 5.2-1 Hebron's Sports Facilities Compared to "Active Recreation Facility Demand- 1999"		
Sport or Activity	Deficiency	Unit
Indoor Basketball	2	Courts
Little League Baseball/Softball	0	Diamonds
Football	0	Field
Soccer	1	Field

Table 5.2-2 from the Master Plan, and repeated below, reveals that this deficiency of sports facilities will worsen as the Town's population grows. The following summarizes what those deficiencies are expected to be rounded to the nearest whole number of facility units (these numbers are not in addition to the current demand).

Summary of Table 5.2-2 Hebron's Sports Facilities Compared to "Active Recreation Facility Demand- 2009"		
Sport or Activity	Deficiency	Unit
Indoor Basketball	2	Courts
Little League Baseball/Softball	2	Diamonds
Football	0	Field
Soccer	2	Field

The Hebron Parks and Recreation Commission defines passive recreation as recreational activities that require minimal or no alteration to the environment to accommodate them. Passive recreational activities vary in physical intensity and often do not require specialized training or equipment. Passive recreation is beneficial to the community as a whole as people of all ages; physical abilities (provided facilities are designed for handicapped accessibility) and proficiency levels can participate and obtain recreational benefits from the same facility. Passive recreational sports differ from “organized sports” or active recreation in that they are not usually organized into competitive leagues.

The Community Needs Survey conducted for the Master Plan indicates that Town residents currently are quite active in passive recreation. For example, walking and enjoying nature were listed by residents as the top two recreation activities that they participated in during the past year (71% and 65%, respectively, of total residents). Other passive recreation activities that came out on top in this response were bicycling (57%), hiking (53%), picnicking (47%), sledding (45%), and jogging (34%).

Sites that offer opportunities for passive recreation in Hebron are primarily the Gay City State Park trail network and the Air Line State Park Trail. The Parks and Recreation Commission is currently studying the possibility of developing a trail system at the Grayville Falls Town Park and connecting the Air Line Trail in Hebron to Colchester and to the Town Center. Plans to connect the trail to the Town Center are depicted in the Village Green section of this Plan. Also, a walking trail is included at Hebron Veterans Memorial Park. The fourth most liked aspect of Town Parks was the availability of hiking trails. Residents also noted that they desired that these trails be extended and linked for better hiking experiences. While recreation is not the main focus of the Gilead Hill and Hebron Elementary Schools Outdoor Learning Areas/Centers, each of these includes a short walking/nature trail as well. Empirical observation suggests that the trails at Veterans Memorial Park and at the School sites are not used to capacity. Perhaps the reasons for this are that the trails and paths are relatively short in length and are located at sites that are quite distant from many residential neighborhoods and from each other. For these reasons, the Master Plan included recommendations to better manage, enhance, and expand greenways, bikeways and other linkages throughout town. This issue is also addressed in the Open Space portion of this Plan. That section endorses the concept of greenways of open space where open space parcels will be planned in a continuous corridor that will enhance trail and passive recreation opportunities. Also, a recent dedication of land behind Veterans Park, approved by the Planning and Zoning Commission as part of a commercial development approval along Main Street, includes a provision to connect new hiking trails to the Veterans Park trail.

Action Strategies

Reference is made to the table in the Master Plan titled “Action Plan”. It is a critical component of the Master Plan and provides a summary of objectives that define the path to reach the overriding goal. The objectives are directives or criteria that can evolve into plans and programs. Most importantly, the objectives are a direct outgrowth of the community needs survey and therefore reflect the needs and desires of the community. The action steps are carefully formed by the supply analysis, population analysis, needs assessment and standards analysis. The Parks and Recreation Commission and the Director of Parks and Recreation intend to review the action steps annually to determine the prioritization of the action steps.

Goal #1:

Offer recreation and leisure services at a fair and competitive rate.

Objective:

1. Work with the RHAM Board of Education to maximize the use of their recreational facilities by Town of Hebron residents.
2. Maximize the utilization of existing sports fields and indoor sports facilities at the Town schools through better scheduling and coordination with school administrations.

Goal #2:

Make all parks, open space areas, and recreation facilities attractive, safe, accessible, and easy to maintain.

Objectives:

1. Complete a comprehensive plan to guide the development of each Town park, sports/recreational facility, and recreation program.
2. Maintain existing sports facilities to maximize their use, extend their life, and avoid injuries to users.
3. Ensure opportunities for public input regarding all town recreational needs.

Goal #3:

Acquire land and construct new athletic fields to meet current and future demands.

Objectives:

1. Collaborate with town land use committees to evaluate potential land acquisitions for recreation use.
2. Provide a comprehensive town-wide use recreational complex that would offer a wide array of play and sports opportunities at a convenient location.

Goal #4:

Provide places for residents to swim.

Objectives:

1. Teaming with adjacent communities and/or private companies to construct a community pool that could be utilized by residents on a fee basis
2. Investigate the feasibility of providing outdoor swimming facilities.

J. The Open Space Plan

This subsection of the Plan of Conservation and Development provides a plan for preserving what is best about the unique natural assets of the Town. The findings, and the goals and policies, of each other subsection within "Section 2. Preservation of Unique Assets" are taken into consideration within this final subsection. Together they form the basis for the "Future Open Space Plan" that is contained herein.



The character of Hebron is defined more by its physical make-up than by any other factor. Its rural, hilly topography, dissected by a number of pristine watercourses, is one of its most defining characteristics.

The overall picture of Hebron is of its highest elevations in the north and northeast portions of the Town that define the edge of the Connecticut River basin. The lowest elevations lay in the southern areas of the community. The Town's series of brooks and watercourses are flowing from the north and northeast portions of Town to the south and southwest.

The Town's primary open space initiatives to date have been stream corridor preservation. Together with land holdings of the State of Connecticut and the Mohegan Land Trust, the open space inventory within the Town made significant progress in preserving greenways along these natural systems.

This subsection of the Plan of Conservation and Development contains a description of the Town's existing open space inventory and displays these areas on the "Existing Open Space" map. It will go on to display the Town "Future Open Space" map designed to: retain sufficient areas of Open Space in Hebron; retain the Town's rural character; protect the Town's clean watercourses and water bodies; protect potential future drinking water supplies; provide for wildlife corridors; and, provide areas for present and future generations to enjoy and recreate.

In addition to these quality of life benefits, the open space as shown in this Plan serves the economic interests of the Town. As documented in several studies, open space provides more in revenues to a town than the cost of services they require. These studies also have documented that the presence of open space enhances the value of nearby properties. In addition, open space can aid the local economy by generating private expenditures on food, lodging, recreational equipment, and other purchases due to recreational opportunities open space may provide.

It would be instructive to define also what we mean by the term "Open Space" as it is a concept that means many things to many people. As used in this Plan, open space has a broad meaning; consistent with the definition provided in Section 12-107b of the Connecticut General Statutes. Open Space means any preserved or restricted land which maintains the conservation of natural

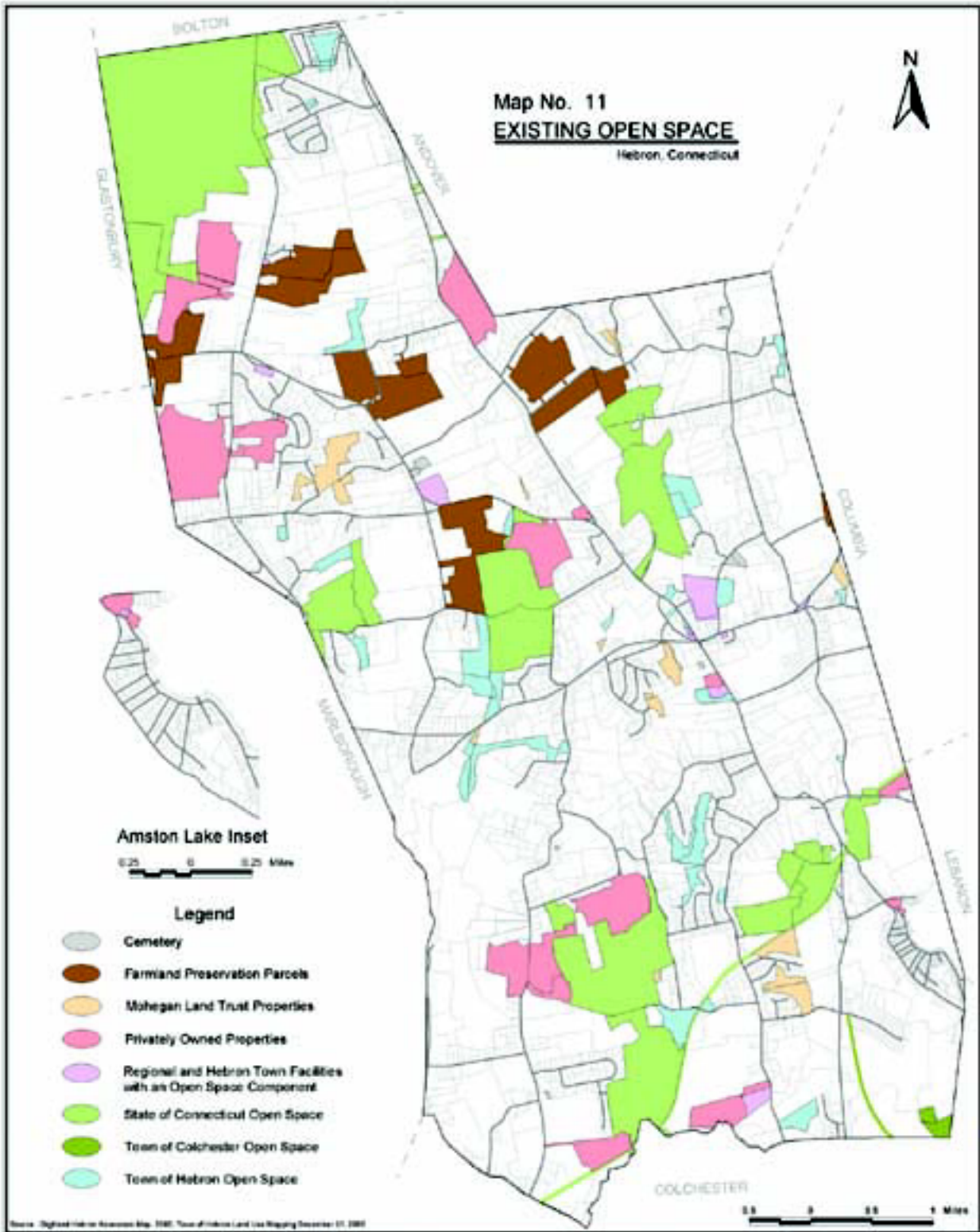
resources, protects natural streams and water supply, promotes conservation of soils and wetlands, enhances the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or other open spaces, enhances public recreation opportunities, preserves historic sites or otherwise promotes orderly land development.

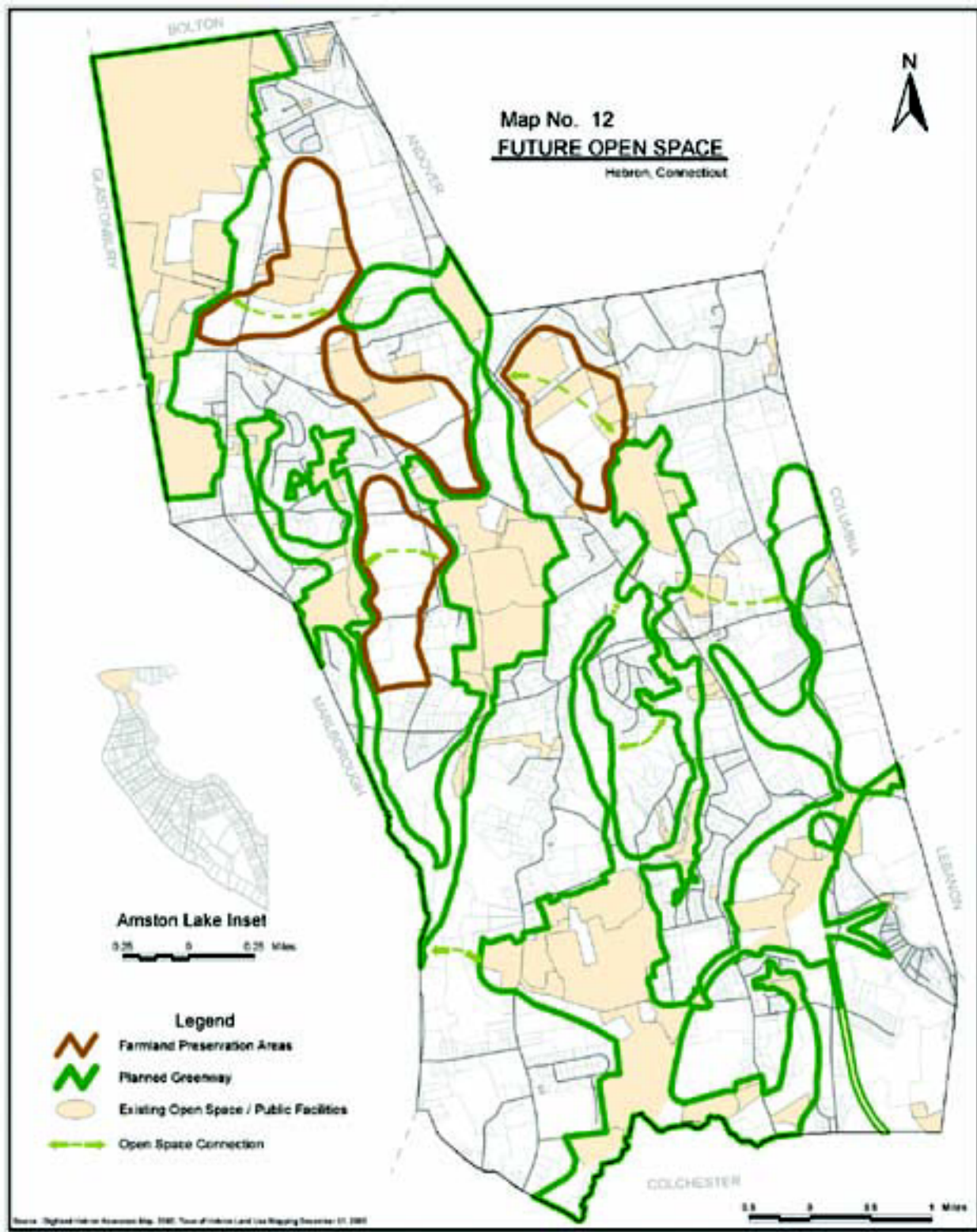
The Goals and Objectives contained in this section are the guidelines that suggest how the Town moves from its present inventory to accomplish the Future Open Space Plan. The "Future Open Space" map in this subsection graphically shows how these goals and objectives can be put into place. This map cannot show all areas of planned or needed open space but can show generally a representation of the more critical open space corridors and areas that the Town can plan to preserve.

Goal: Maintain the open, rural character of Hebron by preserving the existing systems of natural resources, natural features and significant ecological systems. These open space resources include forests, fields, meadows, marshes, swamps, wetland soils, floodplains areas, watercourses and bodies of water.

Objectives:

1. Encourage participation in programs, such as the open space assessment program authorized by Public Act 490 (now Section 12-107e of the Connecticut General Statutes), that provide incentives for landowners to maintain their land in an undeveloped condition.
2. Create and implement local programs that provide incentives for owners of undeveloped land to maintain the land as undeveloped or to be able to sell their land to the Town, a land trust or other entity that would maintain the land in an undeveloped state.
3. Advertise, market and encourage participation in the existing Transfer of Development Rights program, for owners of eligible parcels in the Amston Lake District; and, study possible uses of an expanded program for preserving agricultural lands and significant natural areas.
4. Continue to study and encourage aggressive cluster or open spaces subdivision and zoning techniques to allow flexibility in new development which reduce the size of individual lots without increasing density, enhance the preservation of natural features and open space, and includes design controls.
5. Assess and protect wetlands and watercourses in the Town of Hebron.
6. Continue to expand existing educational activities (field walks, interpretive markers, cooperative activities with the schools, nature trail booklets, marked trails, earth day events, etc.) that will make the general public aware of the important roles that these natural systems perform.
7. Encourage the State of Connecticut to maintain and improve their Parks and properties in the Town and to develop long range plans for these properties.
8. Continue to encourage permanent conservation and preservation of properties abutting existing State lands.
9. Encourage Town and State officials to work toward the goal of establishing greenways, natural open space corridors, along major watercourses and natural systems. The existing





Town and State open space lands should be connected to form these corridors throughout the Town.

10. Continually review and refine open space policies that apply to new development designed to protect natural features, provide recreational opportunities, and minimize the impact of new development from existing Town roads.
11. Continue to utilize the Fee-In-Lieu of open space regulation, particularly in smaller subdivisions where no practical open space or recreational opportunities exist on site.
12. Support the continued funding of the Town's Open Space Land Acquisition Fund, which would be used to purchase quality open space and recreation areas or to acquire other easement or development rights as recommended in the Plan of Conservation and Development.
13. Work with conservation groups such as the Mohegan Land Trust and The Nature Conservancy to further conservation and education efforts regarding the Town's open space systems.
14. The Town should aggressively continue to seek funding through State, federal and private grant opportunities to expand the open space system.
15. The Town of Hebron "Future Open Space" map is hereby established within this subsection. This will serve as a guide for future Town efforts to expand, preserve and improve the open space system in the Town. The Plan should be continually updated with the input of all appropriate Town Boards and Commissions as well as the general public.

Open Space Inventory

The following is a summary of the existing open space in the Town of Hebron. This inventory includes Town and State owned lands as well as lands owned by private groups and individuals. Since some of this land is privately owned, it cannot be thought of as being permanently protected as "open"; nevertheless, at this time these privately held lands are acknowledged to be a part of the Town's open space network. This table and the text that follows are updated to include all currently held open space as of January 1, 2004. As such it is not entirely consistent with the earlier open space calculations found in the Community Profile Section of this Plan.

Open Space Inventory

As of 1/1/04

Ownership	Acreage	% Of Town
Town of Hebron	554	2.3%
State of CT	2,995	12.5%
Land Trust	192	0.8%
Privately Owned	911	3.8%
Agricultural Land	837	3.5%
Total	5,489	22.9%

The Open Space Inventory shown above represents 22.9% of the Town's 37.3 square miles (23,872 acres). Of this total, approximately 4,579 acres, or 19.2% of the Town's land area, is considered permanently preserved open space. This is the sum total of land that is owned by the State, agricultural land where development rights have been acquired by the State, Town open space, and land trust property.

These percentages can be compared with the recently established goal of the Governor's Blue Ribbon Task Force on Open Space that calls for 10% of the State to be preserved as State owned open space. Also, the Governor's 1998 initiative on Open Space calls for 21% of the State's total acreage to be protected as open space by the year 2023. This would include the State's 10% goal as well as open space land owned by the towns, private non-profits, farmland development rights and water company lands.

The 21% open space goal within Hebron would represent 5, 013 acres of open space land, or an additional 435 acres added to our present inventory of permanently protected open space. As this goal of 21% is a statewide average, including cities and other urban areas, this percentage of open space should be considered an absolute minimum objective of the Town of Hebron. A more reasonable goal for the Town of Hebron would be to strive to permanently protect a minimum of 30% of the Town's land area as open space which would be needed to create the greenway plan identified in this Plan of Conservation and Development.

Open Space Corridors and Greenways

There are several different types of "open space" important to the community. The following describes existing and planned greenways. Greenways are linear open space corridors generally located along some natural or man made physical feature. Many of the Town's greenways occur along its watercourses. These existing and planned greenways can serve a variety of functions. These include both passive environmental functions, but also provide excellent recreation opportunities.

Blackledge River Greenway

The portion of the Blackledge River within the Town is almost entirely protected within the confines of Gay City State Park. This watercourse flows south and southwest in the Town's northwest corner. The Blackledge is significant for a number of reasons. It is a significant tributary stream to the Salmon River in Marlborough. As such, protection of the water quality of this important stream serves to protect the important Salmon River. The Plan encourages the protection of the remaining portions of the Blackledge River corridor. This is a significant wildlife habitat and is specifically recognized as such by the State of Connecticut. Also, given the amount of land within this corridor now in public ownership, this corridor provides for significant regional recreational opportunities.

Fawn Brook Greenway

This drainage area occupies the central and western portions of the Town north of Route 66.

The main branch of Fawn Brook has its headwaters at Merrow Swamp, north of Jagger Lane. The brook flows generally south through Clubhouse Pond at Camp Hi-Hoti, south and west until it meets the West Branch of Fawn Brook at the Marlborough Town Line. Fawn Brook ultimately drains into the Blackledge River in Marlborough.

The State of Connecticut continues a program of stocking the Fawn Brook with Salmon and has stated that this watercourse may be the State's best chance of successfully reintroducing the Atlantic Salmon back into Connecticut waters.

This corridor already contains a number of preserved parcels such as portions of the State of Connecticut Salmon River State Forest, Camp Hi-Hoti, and Lion's Park. Due to the presence of large undeveloped areas on the corridor, opportunities exist to establish a greenway by connecting these existing protected parcels.

West Branch of Fawn Brook Greenway

The West Branch of Fawn Brook extends from north of Warner Pond south to meet with the main branch of Fawn Brook near the Marlborough Town line. Approximately seventy-five (75) acres within this greenway around Warner Pond were permanently preserved through Town subdivision open space requirements. Other areas of this drainage basin have been purchased by the State as part of the Salmon River State Forest. This greenway should be made continuous. In so doing, it will serve as a significant open space opportunity, and a means to protect the water quality of the Fawn Brook system, and ultimately the Blackledge River to which it joins.

Raymond Brook Greenway

This brook corridor extends from north of Robinson Pond (north of Route 66 and east of Loveland Road) south along Millstream Road, through the Raymond Brook Marsh, along the Air Line Trail, until it joins the Jeremy River.

This corridor contains one of the most environmentally vibrant systems in the entire region, the Raymond Brook Marsh. The protection of undeveloped parcels to form a continuous greenway is vital to protecting the water quality and environmental diversity of this stream system. As this brook system traverses through the Town's Aquifer Protection area, preservation will also serve to protect potential future Town drinking water supplies.

The Jeremy River Greenway

The Jeremy River forms another significant natural river corridor extending from north of Holbrook Pond, across Route 85 at Marjorie Circle, through several open space parcels acquired through the Town subdivision process, and through the Hope Valley wetlands and portions of the Salmon River State Forest. After it joins with Raymond Brook and then with Judd Brook, it continues south into the Town of Colchester.

This watercourse system contains sufficiently high water quality to support trout, adult salmon and fry salmon. It contains a vibrant salmon resting pool at its junction with Judd Brook. While significant portions of this watershed are protected by public ownership, efforts to connect this greenway to protect its water quality, recreation value and wildlife habitats are imperative.

Other Special Areas

As can be seen on the Open Space Plan, beyond Hebron's brook corridors there are other special areas that are important for preservation. These include the Air Line Trail Recreational Greenway,

scenic vista viewpoints, important farmlands containing prime farmland soils, and possible locations for upland open space corridors and future community recreational areas. These are shown on the "Future Open Space" map and are discussed in detail in the relevant subsections of this Plan.