

TOWN OF HEBRON
15 Gilead Street, Hebron, CT 06248
TEL (860) 238-9771 FAX (860) 238-9780

Planning/Zoning Building Health Conservation

September 21, 2010 CERTIFIED MAIL

James Grossman
695 Pelican Way
Delray Beach, FL 33483

Re: Application #2010-05 - Hillcrest Drive/Church Street

NOTICE OF DECISION OF CONSERVATION COMMISSION

After reviewing the Application of James Grossman to conduct a regulated activity within the bounds of an inland wetland and/or watercourse located at Hillcrest Dr./Church St., and based upon the findings and conclusions of the Conservation Commission, and in accordance with Section 22a-42a of the Connecticut General Statutes, the Conservation Commission hereby serves notice of the Approval of conducting the activity as described in the above-referenced Application, with the following conditions:

1. that the comments of the Town Engineer, dated September 15, 2010 be addressed;
2. that the restoration work regarding the invasive plant species be started at the start of construction of the subdivision (prior to any land clearing) and reviewed a year later, and again prior to the release of bonds;
3. that the plantings within the storm water detention basins be approved and supervised by a soil scientist.

Entered this 21st day of September, 2010

John A. Soderberg, Wetlands Agent for
John Mullany, Chairman
Conservation Commission

JAS/ML
cc: Application File #2010-05
Michael K. O'Leary, Town Planner
James Celio



TOWN OF HEBRON
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Planning/Zoning Building Health Conservation

January 13, 2011 CERTIFIED MAIL

James Grossman
695 Pelican Way
Delray Beach, FL 33483

Agnes Stern
755 Berkeley Street
Boca Raton, FL 33487

Re: **Petition 2010-06**, Subdivision and Special Permit Applications of James Grossman on property owned by James Grossman of Delray Beach, FL and Agnes Stern of Boca Raton, FL, for approval of a Re-Subdivision under the Hebron Subdivision Regulations and an Open Space Subdivision including Rear Lots under Sections 8.18 and 8.1 of the Hebron Zoning Regulations on 123.8 acres of land, premises located with frontage on the west side of Hillcrest Drive, the south side of Lake Road, and the east side of CT RT 85 (Church Street) (Assessor's Map #10, Parcel #20 and Assessor's Map #2, Parcel #2), R1 District and also included within the SSD and AP Overlay Districts

Dear Mr. Grossman and Ms. Stern:

Please be advised that at the January 11, 2011 meeting of the Planning and Zoning Commission, the Commission took the following action on the above-referenced application:

Approved waiver for maximum number of lots on a cut-de-sac road as set forth in Section 6.4C of the Hebron Subdivision Regulations to permit 29 lots on the two combined cut-de-sac roads as shown on the plans presented with the application. Approved waiver of the number of lots on a common driveway as set forth in Section 6.16 (D) of the Subdivision Regulations from two lots to three lots as shown on the plans presented with the application. Approved Subdivision and Special Permit Applications, with the following conditions:

1. A performance bond for site improvements in an amount acceptable to the Town Engineer shall be submitted to the Town in a form acceptable to the Town Attorney. The bond shall be submitted in accordance with the Planning Plan shown on the development plans. The bond shall be submitted prior to the filing of subdivision mylars or the subdivision mylars shall contain the following notation "No lots may be sold and no building permits shall be issued until the bond for the incomplete work is submitted". Also, the bond shall include an amount equal to the restoration work regarding the invasive species and the plantings required by the Conservation Commission's approval.
2. An erosion and sediment control bond in an amount acceptable to the Town Engineer shall be submitted to the Town in a form acceptable to the Town Attorney prior to site work.
3. Prior to the filing of the subdivision mylars with the Town Clerk, the subdivision inspection fee as required by Town Ordinance shall be submitted.
4. Prior to the filing of subdivision mylars, all deeds for the roads and open space as well as all easements as shown on the subdivision plans shall be submitted to the Town.
5. Prior to any performance bond reduction or release and prior to the issuance of the first Certificate of Occupancy in this Subdivision, the proposed well protection enclosures shall have been installed and inspected as to their acceptability by the Town Engineer. Prior to the release of the performance bond, the open space improvements, including trails and signage, shall be completed to the satisfaction of Town Planner.
6. A site walk and inspection shall be held with the Town staff and engineer of record of the clearing limits for the roadway and common driveway prior to any cutting of trees for their construction.
7. A preconstruction meeting shall be held with the Town staff, the engineer of record, and the site contractor prior to site work, and after final plans addressing all conditions of approval have been submitted to the Town for signature, for the purpose of reviewing the approved plans, conditions of approval, required erosion and sediment control measures, required inspection and notification process of the Town of Hebron during construction, and required inspections and certifications required by the owner's project engineer and surveyor on the final as-built plans.
8. The edge of all open space parcels and conservation easements shall be marked in the field each 50 feet with plaques provided by the Town.
9. The applicant shall install signs identifying access to the Town open space at locations specified by the Town Planner and shall install signs providing information on the site historic features as described by the applicant in the correspondence of 10/6/10 and as determined by the Town Planner.
10. The plans shall include the modifications, number 1 and 2, as recommended by the Town Engineering consultant in his letter dated December 10, 2010; and, as he has recommended, the applicant shall provide to the Town a copy of the "General Permit for the Discharge of Stormwater and De-watering Wastewaters Associated with Construction Activities" and the accompanying Stormwater Pollution Control Plan, when approved by the DEP.
11. As recommended in the report from the Connecticut River Coastal Conservation District, Inc. in their report dated November 9, 2010, the sewer line design in the area of steep slopes as it nears Church Street shall be revised to reduce the erosions and sediment control concerns, or additional and more detailed erosion and sediment control measures and schedule shall be added to the plans, in a manner acceptable to the Town Engineer.
12. Prior to any construction of the sewer system serving this development, the owner must enter into a Developer's Agreement with the Town of Hebron WPCA.
13. All modifications required by the Commission shall be included on the final plans and copies of all letters or notices of approval from all land use agencies shall be added to the final plans prior to signature by the Commission. One mylar copy and four blueprint copies of the entire set of plans shall be submitted to the Town Planner for signature by the Commission.
14. The procedure of inspections of improvements required by the Town as set forth in the "Town of Hebron, CT Standard Plan Notes," shall be included on the plans and are an integral part of this approval.
15. The 40 foot right-of-way from Sterling Way to the abutting property for a potential rear lot on land of Rhonda Ostinger shall be removed from the plans and lots #21 and #22 shall be reconfigured.
16. Streetlights shall be full cut-off fixtures.

Please have the plans revised to include the above conditions and forward one mylar and four blueprint sets of plans to me for signature by the Commission. The subdivision plans must be filed within 30 days in the Office of the Town Clerk or the approval is void. Also, a Special Permit Certification must be filed in the Town Clerk's Office before the approval is effective. We will prepare the Certificate for you. A filing fee will be needed before filing with the Town Clerk.

If you have any questions, please call me.

Very truly yours,

Michael K. O'Leary
Michael K. O'Leary
Town Planner for the Hebron Planning and Zoning Commission

GENERAL NOTES FOR THE REMOVAL OF INVASIVE SPECIES

The purpose of the activity is to clear the two Invasive species, to the maximum extent possible, from the subject area. The notes are intended to be a general guideline for the removal of the species. The species include Multiflora Rose and Japanese Barberry.

- 1) The activity is to be supervised by a wetland scientist or other qualified individual agreed upon by the Town.
- 2) A preconstruction meeting is to be conducted on the site prior to the initiation of any work.
- 3) The Town is to be notified at least 24 hours prior to the start of any work.
- 4) The limits of activity are to be clearly marked in the field.
- 5) No foliar application of herbicides is permitted.
- 6) All species are to be cultivated by hand and no mechanical equipment is to be operated in any designated wetland area. A staging area will be designated to allow the parking of trucks used in the removal of cultivated plant materials.
- 7) A followup inspection is to be performed every year until the Open Space is accepted by the Town. Annual reports are to be submitted to the Town by the wetland scientist or supervisor.
- 8) Disturbed areas are to be seeded with an appropriate grass mixture. The purpose of the seeding is to stabilize the soil and to prevent erosion.
- 9) The Connecticut Invasive Plant Working Group fact sheets should be used as guidance for herbicide treatments.
- 10) Any changes to this outline are to be approved by the Town or its agent.

MULTIFLORA ROSE

- 1) The species is to be removed by a combination of cultivation and chemical control.
- 2) No foliar application of herbicides is permitted.
- 3) The plant species are to be cut at ground level and the above ground portion of the plant is to be removed from the site.
- 4) The stumps are to be treated with an herbicide to prevent sprouts. A licensed Applicator is required to apply the herbicide treatment.

JAPANESE BARBERRY

The best time for removal of this species is early spring prior to the onset of seeds. If the plants have seeded, the individual plants will have to be placed in bags to prevent the dissemination of seeds.

- 1) The species is to be removed by hand cultivation and no foliar application of herbicides is permitted.
- 2) The ideal time for removal is the early spring prior to seeds being produced.
- 3) The individual plants are to be pulled from the ground and as much of the roots as possible should be included.
- 4) The individual plant species are to be properly disposed of off site.
- 5) If seeds are present, the plants must be bagged as they are cultivated and disposed in a manner that will not disseminate the seeds.
- 6) Disturbed soil areas are to be raked smooth and seeded with an appropriate seed mixture approved by the wetland scientist or Supervisor.

5' Wide Conservation Easements Along Stone Walls

Lot	Length of Easement
1	85'
4	160'
6	80' (3' along property line)
7	84' along property line
8,89	187' along property line
9	100'
10	230'
11	40'
12	164'
13	30'
13,14	160' along property line
14	77'
16	115'
21	70'
22	305' (215' along property line)
26	550' along property line
27	25'
28	180'
29	240'
30	1280' (740' along property line)
31	285' (60' along property line)
Total	4,457 l.f.

Note:

"No lots may be sold and no Building Permits shall be issued until the Bond for the incomplete Work (For each Phase) is submitted"

Footing Drain Chart

Lot	Discharge Location
1-2	On Lot
3	CB #7 (see note #4 below)
4	CB #4 (see note #4 below)
5-6	STMH #2
7	CB #19
8	CB #12
9	CB #11
10-22	On Lots
23	CB #25 (see note #4 below)
24	CB #25
25	CB #23 (see note #4 below)
26	On Lot
27	CB #21
28-32	On Lots

Roof Leader Chart

Lot	Discharge Location
1-2	Adjacent To Footing Drains
3	CB #7
4	CB #4
5-6	STMH #2
7	CB #19
8	CB #12
9	CB #11
10	CB #10
11	Concrete Galleries
12	CB #16
13	CB #18
14-18	Adjacent To Footing Drains
19	CB #24 (see note #5 below)
20	CB #26
21-22	Concrete Galleries
23-24	CB #25
25	CB #23
26	CB #23
27	CB #21
28-29	Adjacent To Footing Drain Infiltrators
30-32	

LEGEND:

- EXISTING MONUMENT
- EXISTING IRON PIN
- CONCRETE MONUMENT TO BE SET
- IRON PIN TO SET
- EXISTING STONE WALL
- PRIMARY LEACHING FIELD
- RESERVE LEACHING AREA
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT GRADE
- PROPOSED SPOT GRADE
- LIMIT OF INLAND WETLANDS
- LIMIT OF 100' REGULATED AREA
- EXISTING TREE LINE
- PROPOSED LIMIT OF CLEARING
- CATCH BASIN
- STORM MANHOLE
- UNDERDRAIN/FOOTING/CURTAIN DRAIN
- BUILDABLE AREA
- PROPOSED WELL WITH 75' & 25' RADIUS
- TEST HOLE LOCATION
- PERCOLATION TEST LOCATION
- EXISTING TREE
- SILT FENCE
- Highbush BLUEBERRY OR WINTERBERRY SHRUBS PLANTED IN GROUPS OF 3 SPECIES PLANTED ALTERNATELY.
- EXISTING DIRT ROAD/TRAIL
- WOODEN GUARD RAIL
- FLOOD HAZARD LEVEL
- SIGHT LINE

Notes:

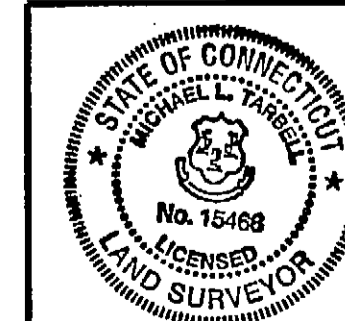
- 1) Center Island to be planted with 20 low spreading Junipers and 5 (five) 2" caliper Flowering Dogwood trees. Height at Maturity is up to 20'.
- 2) A 6" footing drain stub shall be installed from catch basins 7, 4, 25 & 23 at the time of road construction to service lots 3, 4, 23, 25 and 26 respectively. The stub shall extend along the road R.O.W. to the subject lot such that eventual hook-up to the stub will not encroach on the abutting property owner.
- 3) A 6" roof leader stub shall be installed from CB #24 at the time of road construction to service lot 19. The stub shall extend along the road R.O.W. to the subject lot such that eventual hook-up to the stub will not encroach on the abutting property owner.
- 4) Private drains are the sole responsibility of the owner and the Town of Hebron shall assume no responsibility for any maintenance, re-placement and/or repair. The owner of the drain shall hold the Town of Hebron harmless for any damage or injuries resulting from such connection.
- 5) For erosion control in areas of proposed grades exceeding 3:1 slopes use North American Green S150 Double Net Straw Blanket. Installation to be done in accordance with manufacturer's recommendations.
- 6) Street Lights Are To Be Of A Colonial Design. Final Selection To Be Approved By Town Staff.
- 7) The wetlands located on Lots 19 & 27 which were approved to be filled are to be filled to a level consistent with neighboring grades during the construction of Sterling Way.

THIS MAP IS TO BE USED ONLY FOR ORIGINAL INK DRAWINGS. ALL OTHER REPRODUCTIONS ARE UNLAWFUL. ACTION BY THIS PRINT IS VOID. MANCHESTER, CT 06030

NOTE: THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A SUBDIVISION SURVEY BASED ON A DEPENDENT RESURVEY, CONFORMING TO HORIZONTAL ACCURACY CLASS "A-2", VERTICAL ACCURACY CLASS "T-3" AND INTENDED TO BE USED FOR SUBDIVISION APPROVAL.

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

Michael L. Tarbell
MICHAEL L. TARBELL
L.S. 15466
REGISTRATION NO.
12-03-07
DATE



REVISION
5-12-10
10-12-10

"LAKEWOOD ESTATES"

NOTES & APPROVAL LETTERS
PREPARED FOR
JAMES GROSSMAN
LAKE ROAD, HILLCREST DRIVE, & RTE #65
HEBRON, CONNECTICUT

TARBELL, HEINTZ & ASSOC., INC.
CIVIL ENGINEERS - LAND SURVEYORS
1227 BURNSIDE AVE., SUITE 31 EAST HARTFORD, CT (860) 528-1810

JOB NO. 1091	DATE: 12-03-07	SCALE: AS NOTED	DRAWN BY: E.M.W.	SHEET NO.: 3 OF 39
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