

Town of Hebron
Economic Development Commission
January 24, 2011
Regular Meeting
Horton House Conference Room

RECEIVED
FEB 1 *Am*
2011 JAN 32 A 8:49
Ann E Hughes
HEBRON TOWN CLERK
Asst

Members Present: Vickie Avelis, Lawrence Preston, Peter Casarella
Members Absent: John Lesisko, Dottie Moon

Staff Present: Michael O'Leary – Town Planner

Guests Present: John Collins – Verutech Consulting

V. Avelis called the meeting to order at 7:05 p.m.

V. Avelis introduced John Collins to the board and invited him to express his opinion on the report generated by Fuss & O'Neill to summarize the environmental condition of the property at 501 Church Street. J. Collins explained the difference between Phase I and Phase II assessments and noted that often the extent of remediation increases as the work commences. The commission discussed the idea of taking down the structure and capping the foundation as a possible short term action to reduce liability and to make the site more aesthetically pleasing. J. Collins expressed his opinion that it would not be prudent for the town to commence any action at the site, citing that once an entity does any kind of work it can be held accountable for the environmental condition of the property unless adequate measures are taken to secure waivers of liability from the property owners. The commission discussed a variety of possible funding and cleanup scenarios including Brownfields, having property owners coordinate remediation and having the town secure the remediation efforts. J. Collins noted that the RAP prepared by Fuss & O'Neill reflected the best possible scenario and that remediation costs could increase exponentially if the contamination spread had increased or if PCB's were discovered. J. Collins also noted that the report failed to mention a variety of innovative remediation methods available. J. Collins clarified that once remediation efforts were underway, the State DEP would oversee the work and direct the scope of work, thus exposing the responsible party to significant costs. V. Avelis stated that the commission had to generate an executive summary for the BOS and that it needed to clearly state the potential costs as well as the exposure that existed should the town take possession of the site. M. O'Leary noted that it was still worth it to explore cleanup options. L. Preston suggested that the summary indicate that the site was not an economic development opportunity; that substantial liability existed; that it was necessary to keep people off of the site; and that it was necessary to identify if any other funds could be obtained to clean up the site. Members discussed possible recommendations to make to the BOS and V. Avelis noted that members needed to be aware that the DEP would be heavily involved with the project. P. Casarella suggested considering the possibility that DEP could force extreme costs on the PRP, should extensive cleanup be required. P. Casarella went on to suggest that the project be revisited periodically to seek funding from new administration to check for opportunities and potential cleanup funding. V. Avelis suggested working with the owners to have them remove the building. L. Preston noted that the only incentive was that liability exists with the structure standing. M. O'Leary described the process for obtaining a demolition permit from the town. V. Avelis offered to create a draft report/update for the BOS.

Approval of Minutes

L. Preston moved to accept the minutes for the November 22, 2010 meeting without changes. P. Casarella seconded. The motion passed unanimously.

L. Preston moved to accept the minutes for the December 20, 2010 meeting without changes. V. Avelis seconded. The motion passed unanimously.

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Business Visitation Questionnaires:

Commission members reviewed two sample questionnaires and discussed which questions they felt were the most informative and insightful to include in a survey of local businesses. V. Avelis offered to write up a summary of what questions commission members liked and to discuss with Town Manager Bonnie Therrien how the survey could be changed accordingly to reflect the members preferences.

Charrette Process:

M. O'Leary informed the commission that Planning and Zoning Commission was discussing the Main Street Master Plan and that Uconn had expressed an interest in creating a design Charrette at no cost to the town by having university students involved. M. O'Leary presented the commission with a sample design created for Tolland. V. Avelis noted the importance of having EDC involved in the process as a means to guide the design. V. Avelis suggested obtaining an electronic version of the end product to post on the website. M. O'Leary noted that the university was able to start the design process immediately upon being granted approval to proceed. V. Avelis stated that the project would require participation from EDC, Planning & Zoning and the BOS. V. Avelis suggested requesting being placed on the BOS agenda for the first meeting in February to recommend the student project of Hebron Streetscape Main Street by the Uconn School of Architecture for approval. V. Avelis inquired if the project was on the Planning and Zoning agenda for discussion during the January 25, 2011 meeting. M. O'Leary confirmed that the project was.

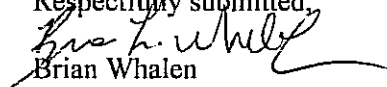
2011-2012 Operating and CIP Budgets:

V. Avelis suggested the commission request a budget for a development tour. M. O'Leary offered to pass to Bonnie Therrien a budget and money for a development tour based on actual costs of the last tour. V. Avelis suggested scheduling a tour in the summer, after the new budget year commences.

Adjourn

P. Casarella moved to adjourn the meeting. The meeting was adjourned at 9:02 p.m.

Respectfully submitted,


Brian Whalen
Board Clerk