

*Town of Hebron
Economic Development Commission
Monday, January 26, 2009 – Regular Meeting
Town Office Building, 15 Gilead Street, Hebron, CT*

Members Present: N. Dorval, L. Preston, J. Lesisko, V. Avelis, and
B. Raymond (alternate)

Members Absent: None

Staff Present: M. O’Leary, Town Planner

Guests: J. Mullany, Conservation Commission; L. Hinman, Planning and
Zoning Commission; R. Anagnostis; D. Blackwell, Esq.; D.
Hurley, LEP and V.P. Fuss & O’Neill; and, D. Jahne, LEP, Fuss &
O’Neill

Call To Order: The meeting was called to order at 7:10 p.m.

Minutes: The November 24, 2008 minutes were approved, 5-0.

Discussion re 501 Church Street with Fuss & O’Neill:

D. Jahne, LEP with Fuss & O’Neill and D. Hurley, LEP and V.P. of Fuss & O’Neill, were introduced. M. O’Leary noted that he had applied for a grant from the Environmental Protection Agency (EPA) through the Capitol Region Council of Governments (CRCOG) to perform an environmental site assessment of the 1.2 acre 501 Church Street site, containing the abandoned gasoline service station. There had been interest from a few development companies to develop the site but further information on the contamination and clean-up costs were needed and they had asked the Town’s help to secure this information. CRCOG approved the grant and they directly contracted with Fuss & O’Neill to perform the assessment and to work with the Town of Hebron.

D. Jahne noted that his firm first completed a Phase I Assessment of the site in March of 2008. This is a process of assembling all of the known studies and paper work concerning the property from Town, State and private sources. This included a review of the 2000 Marin Environmental Study commissioned by the Town. In the process they identified 12 areas on the site that are areas of Recognized Environmental Conditions (RECs), or suspected areas of contamination.

Fuss & O’Neill now has produced a Draft Phase II and Limited Phase III Environmental Assessment. D. Jahne summarized the report. The purpose of the Phase II part of the study was to verify that there had or had not been a release in the areas of the RECs and the purpose of the Phase III study is to define the edge of the contamination both horizontally and vertically. In order to do this 26 borings were accomplished and 2 new monitoring wells were installed. They also tested the nearest private water supply well. The study included testing within the DOT right-of-way following a permit secured by

the Town. They had originally wanted to test in the DEP property across the street but the DEP approval process was so lengthy and complex that they deferred on this testing at this time.

The testing that was accomplished confirmed that there were releases at REC 4 and 10 associated with heating oil tanks behind the building, at REC 6 and 7 associated with the lifts inside the building and at REC 1 and 2 associated with the location of the former underground storage tanks. The contamination around the tanks was the most significantly affected area and that area has been mapped and the map is included in the report. Additional testing is needed to fully define the edge of the contamination. In their opinion, the contaminated area most likely goes under Rt. 85 as this is the direction of groundwater flow.

D. Hurley explained the Transfer Act law and its ramification for this site. He explained that this requires upon transfer of the property that there is a party identified as a "Certified Party" who is responsible for the clean-up. There are some exceptions for institutions and municipalities under the law that they could take possession of the property without being liable for the cleanup. He noted that EPA has some funding for clean-up grants and the State of CT has funding sources for clean-up. The programs vary depending on the owners and the planned reuse of the site. The CT Development Authority has a program to provide a grant to the developer to clean up the site which is paid back by the Town over a number of years based on the increased tax revenue to the Town after development occurs. He also mentioned that there is a program called the Underground Storage Tank (UST) fund that the State has which is a potential source of funds for clean up. This generally works as a reimbursement grant to the Town.

The next step suggested at this site would be to do further testing to arrive at a complete Phase III Site Assessment where all the edges of the contaminated areas are fully defined. M. O'Leary noted that he has talked to CRCOG earlier in the day and they stated that they will fund the additional testing of the site up to another \$30,000. They will give Fuss & O'Neill the authority to move forward. D. Jahne stated that he will need to provide an outline of the future planned testing to EPA for their approval. This may take 2 months and then another 2 months for the testing. They would like to test along the opposite side of Rt. 85 and if possible within the DEP parking lot of the Airline Trail. DEP has a very lengthy approval process for this and requires a formal easement to test on their property. D. Jahne stated that they would have to check if a follow-up authorization from the property owner would be needed to do further testing. At the end of the Phase III, D. Hurley indicated that they could provide a Remedial Action Plan or at least a report on what the expected clean-up costs might be. D. Jahne and M. O'Leary indicated that they will coordinate on moving onto to this next phase.

The Commission thanked Fuss & O'Neill for their work and for attending the meeting to inform the EDC of their results.

At this point L. Hinman, J. Mullaney, D. Blackwell, Esq., R. Anagnostis, D. Jahne and D. Hurley left the meeting.

There was a brief discussion on 501 Church Street. V. Avelis asked if there was a way to work with the property owner to at least remove the building in the short term to remove the eyesore and the hazards of a vacant and deteriorating building on this site. A contact with the property owner would be needed for this. Also, further information on funding sources for an eventual clean up should be investigated.

EDC Appointment to the Façade Improvement Committee:

V. Avelis was appointed as the EDC representative to the Façade Improvement Committee.

Business Listing on Town Website:

M.O'Leary explained that businesses get listed on the website when a business owner submits a request with all the pertinent information. However, when this information changes rarely does the owner notify the Town. This results in the information on the Town website becoming outdated. The Town has received complaints about outdated information. M. O'Leary suggested that there needs to be a system to update the information and that this would be a great volunteer effort on the part of an EDC member to over time make contacts with the businesses that are listed on the website to see if the information is up to date. V. Avelis volunteered to undertake this effort. L. Preston offered to also help in this effort.

Report on HBPA / Windham Chamber Meeting:

M. O'Leary reported that the last meeting of the Hebron Business and Professional Association (HBPA) and the Windham Chamber was cancelled due to a lack of quorum. This was the second meeting in a row where this has happened. N. Dorval suggested seeing if the EDC could sponsor a Business with Pleasure or similar business networking function to help support the HBPA. There was a discussion of how the EDC could assist the HBPA and if another Chamber affiliation might be a better match for them. B. Raymond reported that his business is in Glastonbury and that they have a very active Chamber. V. Avelis suggested that as she calls the business owners who are listed on the website, perhaps she should also ask a few questions concerning their interest in joining the HBPA and or a Chamber.

STEAP Grant Update:

M.O'Leary reported that the Board of Selectmen (BOS) at their last meeting approved the details and parameters of the Façade Improvement Program which he had drafted for the BOS consideration. This is part of the Main Street STEAP Grant Program. With this approval, this part of the program will soon be moving forward. M. O'Leary noted that he will begin to notify the eligible owners of the program and the process to apply. Also, at the same meeting the BOS approved the engineering design services contract for Nathan L. Jacobson and Associates to begin the design work for the sidewalk and street tree planting and curb cut improvements along the north side of Main Street which is also part of this STEAP program. Also, the BOS authorized the filing of an additional STEAP grant application for the possible renovation of the Town-owned Peter's House on East Street. This application was submitted on January 2, 2009.

Other Business:

V. Avelis asked if there was a liaison between the PZC and the EDC. B. Raymond stated that he is on both Boards and often relays information between the Boards, as does the Town Planner, but he is not an official liaison.

N. Dorval asked that Election of Officers be placed on the next EDC agenda.

V. Avelis asked if the EDC thought that they should offer, on behalf of the Town, to the Hortons to have a sign built and erected at the entry to the Village Green District indicating that the property is for sale and or development. The EDC concurred and asked the Town Planner if he would inquire of the Hortons if they would be interested.

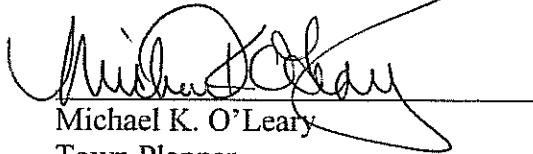
V. Avelis asked if they could discuss at a future meeting the possibility of a community events sign to be erected near the center of Town. This had been discussed in the past and was apparently dropped. M. O'Leary stated that he might still have some information on the last discussion for this sign.

L. Preston distributed a draft of the EDC Annual Report for FY 2007 – 2008. After a brief discussion, he offered to circulate it by e-mail and asked if everyone would review it for discussion at the next meeting.

N. Dorval asked that the following items be listed on the next agenda:

- Election of Officers
- Report on the updating of business listings on the Town Website
- Marketing sign for the Village Green
- Networking Opportunity with the HBPA
- Community Events Sign
- Façade Improvement Program Update
- Update / Funding Source Discussion re 501 Church Street
- Annual Report

Adjournment: The meeting adjourned at 9:25 p.m.


Michael K. O'Leary
Town Planner