

**TOWN OF HEBRON
ECONOMIC DEVELOPMENT COMMISSION
MARCH 15, 2010 REGULAR MEETING
TOWN OFFICE BUILDING – MEETING ROOM
15 GILEAD ST., HEBRON, CT**

Members Present L.Preston, V.Avelis, P.Casarella, D.Moon
Members Absent: Bruce Raymond, J.Lesisko
Staff Present: Michael O’Leary
Guests Present: Dave Hurley, Dan Jahne (Fuss & O’Neil Engineers)

V.Avelis called the meeting of the EDC to order at 7:09 p.m.

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HEBRON TOWN CLERK
C. J. [Signature]

Approval of Minutes:

P.Casarella moved to approve the January 25, 2010 minutes as presented. L.Preston seconded the motion and it carried.

Presentation by Fuss & O’Neil Engineers to discuss 501 Church Street

D.Jahne addressed the EDC Board noting that the main objective regarding 501 Church Street property is the impact of the ground water. Three monitoring wells were put in to determine if the contaminated plume had migrated. D.Jahne presented a map, which depicts areas of soil impact. The tests also show no indication that the plume went into the bedrock.

P.Casarella posed the question “ is the state responsible to pay for two thirds of the plume that is located on the state property?”

D.Hurley responded it is unlikely that D.O.T. will cover this. Under regulations, this will be considered polluted and if they move it, it needs to be properly discharged. If it is left alone it is within regulations and nothing more needs to be done. D.Hurley also noted there are six wells located on site and two wells located on Church Street. He noted the most southern wells did not detect pollution nor did the wells located on Church Street.

D.Jahne gave a brief description of soil samples versus ground water data. He noted based on the investigation, they have a good idea of where the ground water plume is located as well as the depth. It is not in the bedrock. He explained ways to remedy the ground water along with remediation of the soil. D.Jahne stated the most cost effective way to go is to use an oxygen release compound which will release oxygen and keep the biodegrade petroleum in place. This will require at least two applications and can be done over a one to two year time frame. He noted a permit is needed from the State to apply and monitor it.

M.O'Leary stated there are two parties who have been and still are interested in this property. He questioned if this process may be done during the remediation phase. D.Hurley noted that they could work around most problematic areas.

Discussion ensued regarding drafting a Phase 3 Report. Capital Region agreed to fund the next step. M.O'Leary was asked to submit a couple of plans for review to allow them to work through scenarios and assign costs.

D.Hurley noted it is up to the developer to manage the remediation. He noted the Federal Agency is in the process of revising the loan fund grants, which will have lots of flexibility but is very cumbersome. Also noted was the fact that the State of Connecticut has vehicles to loan in-grant money. A bill has been passed in July 2009 for abandonment of Brownfield's. Discussion followed.

D.Jahne stated he would send copies of the Phase 3 Report to M.O'Leary, CROGG and to EPA. D.Hurley noted if an underground storage tank is found and the Town is the owner they can apply for other sources of funding the Bond Commission.

After some discussion, P.Casarella moved and D.Moon seconded a motion that the EDC is in favor (due to public safety issues) to demolish the building, roof and walls of the 501 Church Street property and to cap the foundation. The motion unanimously passed.

Old Business:


- a) **Tax Abatement Plan Revision**
- b) **Continued Discussion on Survey of Hebron Businesses**
- c) **Discuss Future Workshop of Land Use Commissions**

It was determined to table these items for discussion at the April meeting.

Adjourn

The meeting adjourned at 9:07 p.m.

The next meeting of the EDC is scheduled for April 19, 2010 at 7:00 p.m.


Sandra J. Kamis
Board Clerk