

Town of Hebron
Economic Development Commission
September 20, 2010
Regular Meeting
Hebron Town Hall Meeting Room

RECEIVED -
Carly A. Pomperun
2010 OCT 22 A 10:01
HEBRON TOWN CLERK

Members Present: Vickie Avelis, Jon Lesisko, Dottie Moon, Lawrence Preston,

Members Absent: Peter Casarella

Staff Present: Bonnie Therrien – Town Manager

Michael O’Leary – Town Planner

Guests Present: Gail Fischer

Chairman, V. Avelis called the meeting to order at 7:12 p.m.

Approval of Minutes

J. Lesisko motioned to approve the minutes from the August 9, 2010 Special Meeting without changes.

L. Preston seconded the motion. The motion passed unanimously.

J. Lesisko motioned to approve the minutes from the August 23, 2010 Special Meeting without changes.

D. Moon seconded the motion. The motion passed unanimously.

Old Business

Developers Tour

B. Therrien informed the commission that there were sixteen respondents to the Developer Tour invitations, including a mix of developers, realtors and bankers. B. Therrien will follow up this week with those that have not yet responded, and secure pricing for a larger bus if necessary. M. O’Leary led the commission through a review of a rough draft of the handout book to be presented to tour attendees, noting the final product would be in color and bound; tabs would be present for each property; and the zoning map would be color coded for easy reference. V. Avelis suggested having the book reflect a larger street map with a key to reference the properties. D. Moon noted that having street names would be helpful in finding properties that are in the book but not on the tour. M. O’Leary inquired if demographic data within a ten mile radius was sufficient, or if it would be helpful to include a three and five mile radius as well. The commission agreed that demographic information for a ten mile radius would be most informative. G. Fischer suggested including an executive summary of the tour information as well.

~~The commission discussed the order in which the properties would be toured, and at what point attendees would be able to disembark if interested. V. Avelis noted that it is important to clarify that the REJA property is environmentally clean and inquired if has been determined if the Landon property could qualify for Brownfield grants.~~

Discussion of the order of the tour continued with the commission agreeing to forego include a full version of the master plan, which provides the guidelines of what can be done with each parcel within the Village Green District, citing the volume of information included, and in lieu agreed to reflect the approved square footage amounts defined in the master plan. M. O’Leary went on to suggest providing a link to the Village Green District website, where detailed information is available.

V. Avelis suggested touring the Burnt Hill Park. L. Preston suggested mentioning the Airline Trail and Gay City Park as well.

V. Avelis suggested including a list of properties for sale in the town. J. Lesisko agreed that, as the concept of the tour was not just about new development, including available property made sense. M. O’Leary noted that realtors in town could provide the information.

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(Cont'd)

Commission members approved the route discussed and properties considered and thanked M. O'Leary for his work in putting together the draft proposed. B. Therrien inquired of the availability of commission members to hand out books and act as greeters for the tour. J. Lesisko and V. Avelis noted they would be available to attend and inquired if an agenda would be prepared. B. Therrien stated that one would be placed in the binders. V. Avelis noted that coffee and snacks were being prepared by the owner of Blackledge and that a greeting table would be set up with name tags and a sign-in sheet, with a place to collect business cards. G. Fischer inquired if there would be give-aways. V. Avelis confirmed that Blackledge Country Club was offering a 50% discount to any tour attendees that were interested in playing a round of golf. The commission discussed the possibility of procuring some local maple syrup and coffee cups from the library as well. B. Therrien suggested an evaluation form, noting the possibility of it being in the form of a follow-up email.

Town Charette

B. Therrien informed the commission that Hiram Peck had offered to come back and answer any questions if necessary. V. Avelis stated that the first step would be to allocate money in the budget. B. Therrien noted that capital requests were due for consideration in October. D. Moon inquired if any other boards or commissions would need to be informed. V. Avelis noted that a presentation could be made to other boards in the coming months, and suggested using H. Peck's PowerPoint presentation or possibly inviting him to attend. V. Avelis went on to state that budget requests are reviewed in March, which limits the time to present to January or February. D. Moon suggested that a joint meeting would be a good opportunity. B. Therrien stated that there is an All-Boards meeting pending but that the date had not yet been established. V. Avelis noted that EDC could request a joint meeting as well, and make be available upon request. V. Avelis further noted that having an approximate cost in advance would be essential in researching grant opportunities in time for making a request for budget allocations. B. Therrien offered to reach out to universities for possible assistance and offered to invite Hiram Peck to return in November to attend the commission's Regular Meeting.

New Business

Fuss & O'Neill Report – 501 Church St

B. Therrien informed the commission that she and M. O'Leary met with CROG, who expressed a willingness to meet with the commission to discuss a few possible resources for funding. M. O'Leary stated that a PowerPoint presentation was available to describe funding options while outlining limitations and restrictions of each, as well as an idea of which programs are unfunded. B. Therrien noted the possibility of selling the tax liens for \$1.00 just to get it on the tax rolls. M. O'Leary noted the difficulty of obtaining funding considering the current economy. L. Preston noted the high cost of environmental remediation associated with many of the possible options. M. O'Leary commented that a lot of costs depend on how one intends to use the site. V. Avelis inquired if it were feasible to establish a time frame for something to happen before the town taking it over via a CIP project, noting that eventually a master plan would be necessary. M. O'Leary suggested considering using micro-organisms to speed remediation. V. Avelis stressed the importance of considering the long term view, and suggested having an alternative plan to back up any primary objective. B. Therrien informed the commission that the presentation of the report by Fuss & O'Neill would take approximately one hour. The commission agreed to schedule the presentation for the October Regular Meeting.

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Home Based Business Seminars – EDC Sponsored

B. Therrien commented on a newspaper article provided by L. Preston, noting that there seems to be a natural trend in the increase of home based businesses and offered to call the Chamber of Commerce to see if a seminar could be set up to take place in Hebron. G. Fischer inquired if the seminar would be structured towards home based business currently in operation, or towards those considering starting one. B. Therrien replied that it would be beneficial to target both aspects. V. Avelis suggested tabling the topic until the December Regular Meeting and requested members consider how best to reach out and inform people of the seminars. V. Avelis noted that January could be a quiet time for home based businesses.

Additional New Business

B. Therrien informed the commission of the resignation of Alternate Member Bruce Raymond and introduced Gail Fischer as having an interest in joining the commission. B. Therrien suggested Gail Fischer attend the October 7, 2010 BOS meeting with Chairperson Vicki Avelis to express interest in filling the alternate seat.

Other Business

B. Therrien reminded the commission that budget planning would be taking place in December.

Adjourn

L. Preston motioned to adjourn the meeting and J. Lesisko seconded the motion. V. Avelis adjourned the meeting at 8:53 p.m.

Respectfully submitted,

Brian Whalen
Board Clerk