AMENDED LEGAL NOTICE

TOWN OF HEBRON
SPECIAL TOWN MEETING

The electors and voters of the Town of Hebron are hereby given notice and warned that a Special Town Meeting will be convened on Tuesday, August 20, 2024, at 7:00 p.m. in the Community Room at the Douglas Library of Hebron, 22 Main Street, Hebron, Connecticut, to consider and act upon the following:

1. APPROVE SAVY BROTHERS/TOWN OF HEBRON LAND SWAP

    Pursuant to Hebron Town Charter Section 303 C, to consider the transfer of an approximately 3.4 acre parcel known as Parcel 10-10 located on Church Street from the Town of Hebron to Savy Brothers LLC of 612 Church Street in exchange for an approximately 8.04 acre parcel located at 594 Church Street (Parcel # 98-1) in the Amston Village District; for no consideration, and as recommended by the Hebron Board of Selectmen.

2. ACCEPTANCE OF YAPS PROPERTY – 56 CHURCH STREET

    Pursuant to Section 303 C of the Hebron Town Charter, to accept the donation of the approximately 27 acre Yap Property located at 56 Church Street for open space purposes.

3. ACCEPTANCE OF COMMUNITY CHALLENGE GRANT

    Pursuant to Section 303 G of the Hebron Town Charter, to accept the grant awarded to the Town of Hebron (sub-recipient Commons Community Development Corporation) from the Connecticut Communities Challenge Grant Round 3 for The Hebron Town Center Initiative Project in the amount of $2,106,000 and authorize Andrew J. Tierney, Town Manager, to sign any necessary grant documents.

4. ACCEPTANCE OF HEBRON GREEN PEDESTRIAN CONNECTION AND PARKING IMPROVEMENTS STEAP GRANT

    Pursuant to Section 303 G of the Hebron Town Charter, to accept the grant awarded to the Town of Hebron from the 2023 Small Town Economic Assistance Program (STEAP) for the Hebron Green Pedestrian Connection and Parking Improvement Project in the amount of $474,000 and authorize Andrew J. Tierney, Town Manager, to sign any necessary grant documents.

5. APPROVE A SUPPLEMENTAL APPROPRIATION FROM THE UNASSIGNED FUND BALANCE IN THE AMOUNT OF $167,000, FOR THE GILEAD HILL AND HEBRON ELEMENTARY SCHOOLS PUBLIC ADDRESS AND TIMECLOCK SYSTEMS INSTALLATION

Pursuant to Section 303 B of the Hebron Town Charter, to approve a supplemental appropriation from the unassigned fund balance in the amount of $167,000, as approved by the Board of Finance, for the Gilead Hill and Hebron Elementary Schools Public Address and Timeclock Systems Installation.

Dated at Hebron, Connecticut, this 1st day of August 2024.

Hebron Board of Selectmen

Peter Kasper, Chairman

Daniel Larson, Vice Chairman

Tiffany V. Thiele

Keith Petit

Claudia Tejada Riley

Savy Brothers LLC Land Swap

<u>Project Description</u>

Savy and Sons own and operate a business providing media blasting, waterproofing solutions, and infrastructure restoration services for commercial, educational, and municipal customers out of a facility at 612 Church St. They would like to expand their facility in Hebron.

The Town of Hebron proposes to swap land with Savy Brothers LLC to facilitate future expansion of the Savy and Sons operation. They own approximately eight (8) acres of land at 594 Church St, located immediately to the north of their existing property. The Town owns approximately four (4) acres of land, identified as Parcel #10-10, located immediately to the south of 612 Church St. The Town-owned land was acquired during the purchase of approximately 92 acres of open space property from the Mussman family, identified as Parcel #10-6, located on the west side of the Colchester Spur of the Air Line Trail that runs north-south along each of the properties noted above. Please see the attached map depicting the properties in question.

There are no definitive plans in place for development of the site, however permits may be prepared by Savy and Sons for consideration by the Hebron Conservation Commission and Planning and Zoning Commission.

The proposed land swap has been endorsed by the Hebron and Zoning Commission, Conservation Commission, Open Space Land Acquisition Committee, Economic Development Commission and Board of Selectmen.

Savy Bros Land Swap

Hebron, CT

1 inch = 281 Feet

CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com

September 13, 2023

TOWN OF HEBRON CONN

| 0 | 281 | 563 | 844 |

Savy Bros LLC - 594 Church St

Savy Bros LLC - 612 Church St

Town-owned O.S. - Parcel #10-10

Airline Trl
Maple Ave
Church St
Lake Rd

40.3
40.5
40.4
9
8
7
6
5.1
5
4
3
1A
1
27
1
12+13
11+11A
15
14
16
20
17
20.30
20.31
7
9A
2
3
6

Legend
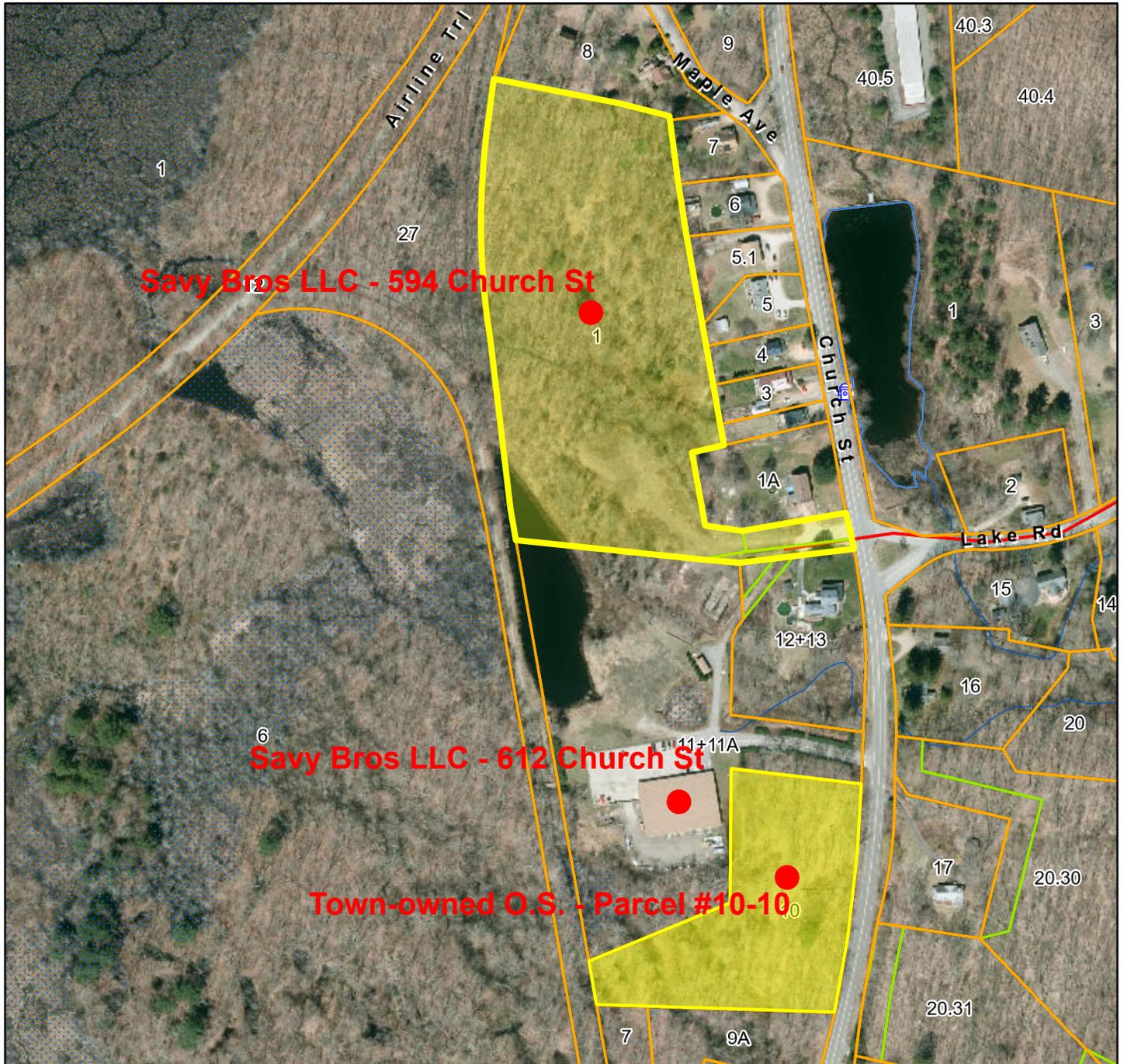
—— WaterLine		▨ Conservation Restriction; Right of Way; Private Road ROW; Utility	
🕱 Dry Hydrant		⠿ Wetland	
▢ Water-poly		—— Property Line	
—— WaterLines		—— Public Road	
—— Tract Line			

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Yaps Property Donation Acceptance

<u>Project Description</u>

In 2014, Mr. Everett W. Yaps offered to donate his land and residence at 56 Church Street to the Town of Hebron for open space purposes. At their regular meeting held on September 11, 2014, the Hebron Board of Selectmen accepted the donation. The parcel is approximately 27 acres and includes a single-family residence. The parcel is mostly forested and slopes down to the west where the Jeremy Brook traverses the property from north to south. A location map is attached.

The Town of Hebron receives full title to real property known as 56 Church St, Hebron, and the Last Will and Testament of Everett W. Yaps states "any dwelling or other structures, outbuildings, and the like are to be promptly razed and the debris therefrom promptly removed, thereby restoring the property to its natural state" and "thereafter, the property is to be preserved in its natural state as "open space" and shall not be thereafter developed for any purpose other than passive recreational uses."

The property acquisition has been endorsed by the Hebron Open Space Land Acquisition Committee and Planning and Zoning Commission.

Yaps Property - 56 Church St

Town of Hebron, CT

1 inch = 563 Feet

TOWN OF HEBRON CONN

N W E S

CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com

March 26, 2024

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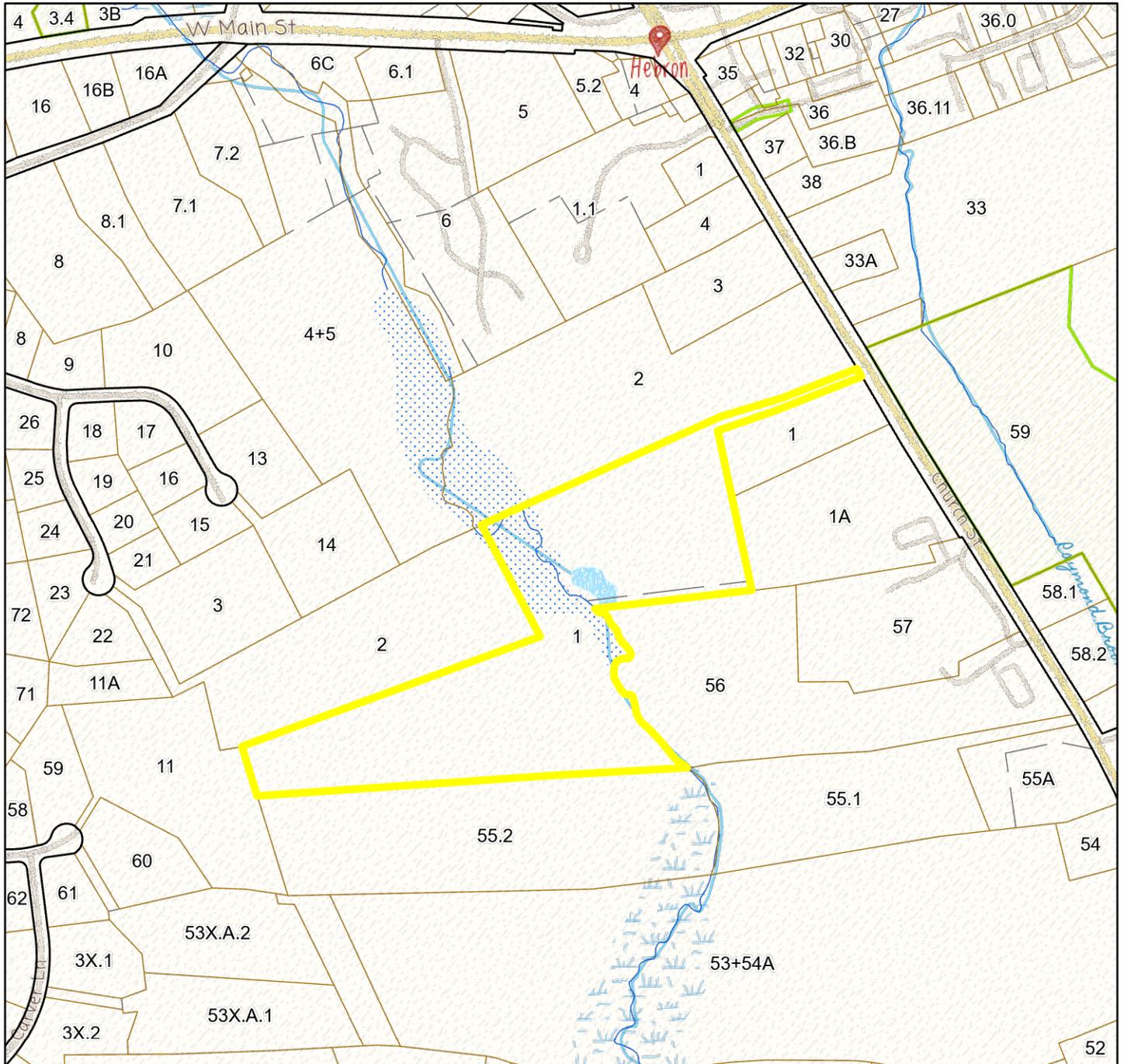
Legend	
Property Line	RoadNotPar
Public Road	Tract Line
Conservation Restriction; Right of Way; Private Road ROW; Utility	WaterLines
Wetland	

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Yaps aerial

Chestnut Hollow
Nature Trail
Preserve

St. Peter's Church
with possible town open space
(former Horton parcel)

Horton North
Open Space

St. Peter's
Field
(town-owned)

Yaps donation
Open Space

Zimmer parcel

Hebron
Elementary
School

Yaps donation
Open Space

Country Lane
Open Space

Reed donation
Open Space

Raymond
Brook
Preserve
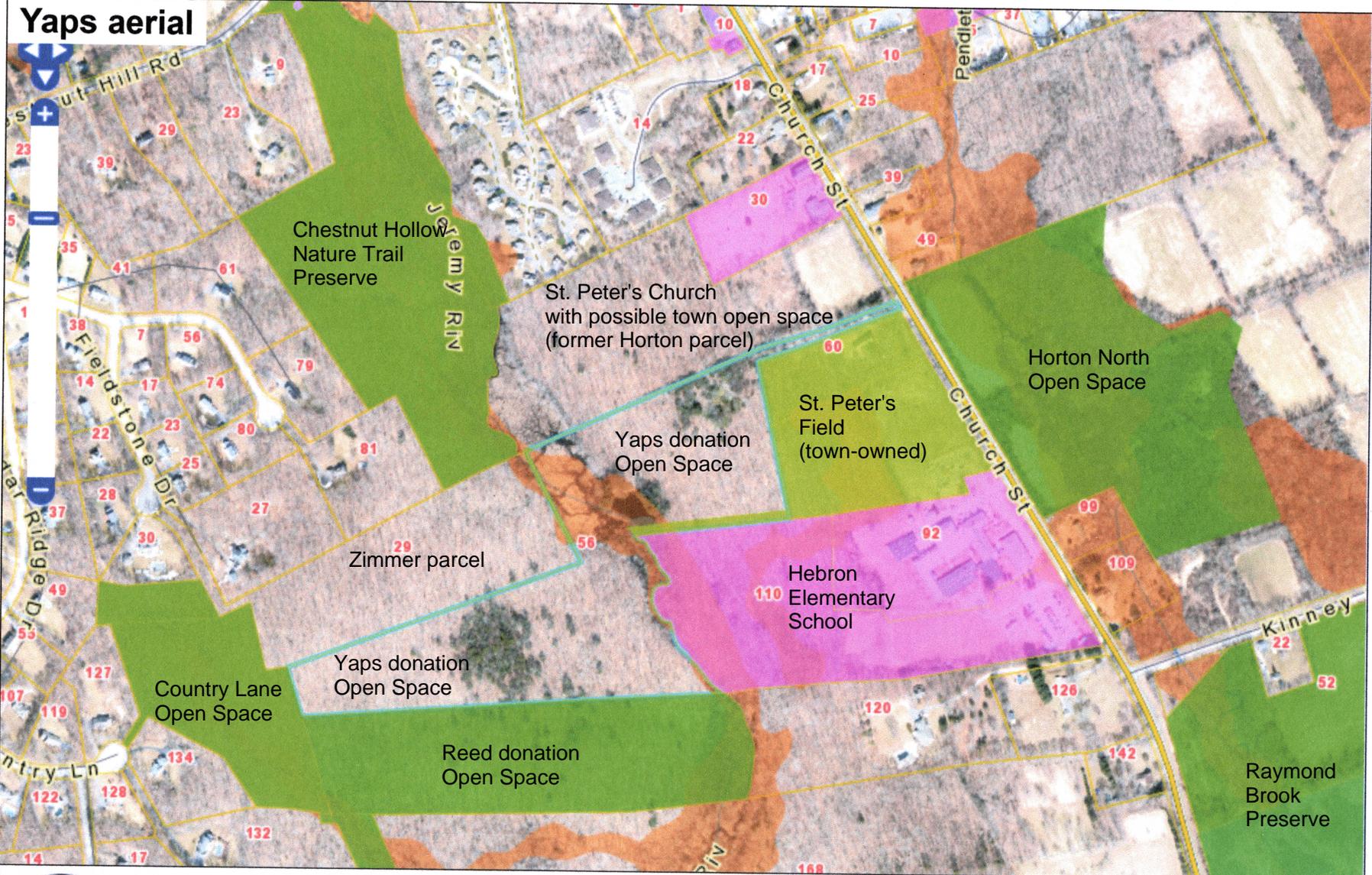
Town of Hebron, Connecticut

Selected Parcel: 56 CHURCH ST   ID: 22-1

Printed on 11/22/2021

100 m
500 ft

N

MainStreetMaps
MainStreetGIS, LLC
www.mainstreetgis.com
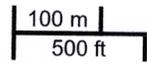
This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The Town of Hebron, Connecticut and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.

Hebron Town Center Water Initiative

<u>Project Description</u>

The Town of Hebron has partnered with Commons Community Development Corporation (Commons CDC) to create new community wells on land owned by St. Peter's Episcopal Church, which can serve the Hebron Town Center.

The Town of Hebron has been awarded a grant under Round 3 of the Connecticut Communities Challenge Grant Program. The Town of Hebron will receive $2,106,000 for the Hebron Town Center Initiative. The Town will provide a $1,152,725 match using American Rescue Plan Act funding that has been approved by the Hebron Board of Selectmen for improvements throughout the Hebron Center including the installation of pickleball courts and a variety of improvements at Veteran's Memorial Park, as well as other funds dedicated to projects such as the installation of a pedestrian bridge connecting Pendleton Drive and the Douglas Library and upgrades throughout the units at Stonecroft Village.

St. Peter's has been on land in the center of Hebron Village since 1826 when the church was constructed. In 1858 a 12-acre parcel was given from the estate of the Honorable John S. Peters, Governor of CT to St. Peter's for a rectory and glebe for the parish minister. The rectory property was separated from the church property by a 17-acre parcel that goes down to the Jeremy River. In 2021 St. Peter's acquired these 17 acres, making the church's holdings some 23 acres on the west side of Church Street (Route 85). It is this new parcel where water has been detected according to the geologist who verifies its presence. The proposal is to put two wells on the western corners of the rectory property to support an affordable housing development along with holding tanks and pump house and another three wells that support future development in Hebron Center, will be located on the 17-acre site.

The Town of Hebron will work with Commons Community Development Corporation as the lead partner that will provide project management and engage the development team and others like St. Peter's Episcopal Church (property owner), CT Water Company, Dorgan Architecture & Planning and Schadler Selnau Associates, Reynolds Engineering Services, LLC, and HousingSmarts.

CT Water Company (CWC) is the Exclusive Service Area (ESA) provider and CWC would assume ownership of the new well system created for the proposed developments and will operate it according to the relevant state and federal regulations.

This project will enable the Church Street Commons (St. Peter's Affordable Housing project) with the potential to construct 50 new residential units. This will allow more people who work in town (e.g., Town employees, teachers/teachers' aides, health care workers, bus drivers, retail employees, etc.) to live here; allow more seniors to age gracefully in place; enable more young professionals to remain in a town in which they grew up; and allow more single families to live in a town with great schools and a high quality of life. The project will also allow for increased commercial development in the town center, contributing to the town's tax base and reducing the burden on residents.

Hebron Green Pedestrian Connection and Parking Improvements

<u>Project Description</u>

The Town of Hebron has been awarded a Small Town Economic Assistance Program Grant from the State of Connecticut Department of Economic and Community Development. The $474,000 grant will fund improvements throughout the Hebron Green. The parking lot behind No. 10 Main Street will be resurfaced which will also include stormwater drainage improvements, pavement markings, signage, and curbing. A sidewalk will be constructed beginning at the parking lot being rehabilitated at No. 10 Main Street to No. 22 Main Street for a distance of approximately 400 feet which will also include connections to No. 21 Toomey Lane and No. 14 Main Street (and possibly No. 18 Main St). The project will also include the reconstruction of areas of degraded decorative bituminous concrete pavement in front of Nos. 22 and 24 Main Street which includes the replacement of curbing as well as the improvement of aged brick paver sidewalk. Restoration of disturbed areas, crosswalks, and sidewalk ramps and associated landscape improvements will also be included to complete the construction of project elements.

The Town will provide an $80,000 municipal match in the form of design services, permitting and construction administration associated with the project. The project is anticipated to commence in the construction season of 2025 and coincide with the repaving of the Douglas Library parking lot, funded through the local CIP program.

A conceptual plan is attached.

NOTES:

1. In General, Lower Case Text Identifies Existing Features/Conditions.

2. IN GENERAL, *UPPER CASE TEXT IDENTIFIES PROPOSED FEATURES/CONDITIONS* UNLESS OTHERWISE SPECIFIED.

3. FOR LOCATION OF UNDERGROUND ELECTRIC, TELEPHONE, GAS, CABLE TV AND OTHER FACILITIES OF PUBLIC UTILITY COMPANIES, INQUIRE OF "CALL BEFORE YOU DIG, INC." AT 1-800-922-4455.

4. SURVEY INFORMATION IN THIS DRAWING HAS BEEN MOVED TO ALIGN WITH THE GEOLOCATION AERIAL. THEREFORE, THE SURVEY INFORMATION IN THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION.

MILL AND PAVE WITH COLORED IMPRINTED BITUMINOUS PAVEMENT

PHOTOGRAPH LOCATION, SEE SHEET 2, (TYP.)

REMOVE AND REPLACE CONCRETE CURBING, (TYP.)

REMOVE AND RESET BRICK PAVERS

CONVERT TYPE 'C' CATCH BASIN GRATE TO MANHOLE COVER

TYPE 'C' CATCH BASIN WITH PIPE TO MANHOLE

PREVIOUSLY FUNDED SIDEWALK TO PENDLETON DRIVE (FINAL DESIGN PHASE)

PREVIOUSLY STORMWATER TREATMENT AREA

PIPE TO EXISTING STORMWATER TREATMENT AREA

YARD DRAIN

BITUMINOUS CONCRETE APRON

BITUMINOUS CONCRETE CURBING

COMPACT CAR SPACES

NEW BITUMINOUS CONCRETE PAVEMENT, AS NEEDED

PAINTED CROSSWALK, (TYP.)

CONCRETE SIDEWALK, (TYP.)

THIS DRAWING IS INTENDED TO BE USED FOR INFORMATION AND REVIEW PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION.

GRAPHIC SCALE

30 25 20 15 10 5 0   30   60

SCALE: 1"=30'

HEBRON GREEN PEDESTRIAN CONNECTIONS AND PARKING IMPROVEMENTS

HEBRON, CONNECTICUT

LAYOUT PLAN

CONCEPTUAL

NOT VALID WITHOUT ORIGINAL SEAL

THOMAS H. FENTON, P.E.
CT REGISTRATION No.   14400

REVISIONS

No.	DESCRIPTION	DATE

DATE:	AUGUST 2023	SHEET No.:
SCALE:	1"=30'	
PROJECT No.:	06480102-1	1 OF 2
CADD FILE:	06480102-STEAP	
DESIGNED:	THF	
DRAWN:	CEB	
CHECKED:		

GILEAD HILL AND HEBRON ELEMENTARY SCHOOLS PUBLIC ADDRESS AND TIMECLOCK SYSTEM INSTALLATION

The Bogen E7000 IP Intercom-PA System for the Hebron Elementary & Gilead Hill Elementary Schools. The Bogen E7000 is designed specifically for the K-12 Environment by the Valley Team and includes the following Solutions Highlights:

- Bogen State-of-the-Art E7000 IP Public Address Intercom System
- VoIP & Software Based with unlimited Paging Zones and Bell Schedules via GUI Interface
- Dual System Controllers with Automatic Failover for redundancy
- Security Routines Example: Simultaneously play pre-recorded emergency announcements, activate blue lights, provide visual messaging on existing displays, and lock/unlock doors etc.
- Audio Feature Rich including music/playlists and networked audio distribution
- Second Shift Installation with minimum disruption to schools
- Five (5) Year Extended Bogen Parts Warranty included
- Five (5) Year Extended Bogen Software Maintenance Plan included
- SIP Trunking integration to Premise & Cloud VoIP Telephone Systems
- Professional Onsite User and System Administration Training Program included
- All pricing is per Connecticut State Contract
- Expert installation, set up, and follow up support by the Valley Team

E7000 SERIES

The Modern Educator's Digital Communication Solution
for safer, better managed schools

Nyquist E7000 is a software-based state-of-the-art IP paging and intercom solution that leverages the latest digital, mobile, and software technologies to address today's educational environments, security challenges, and mobile lifestyles. But to call it a paging and intercom system is to understate its capabilities. The E7000 Series is a suite of powerful, yet easy to use tools that allows educators to quickly and effectively manage campus and district-wide communications.

E7000 is built upon Bogen's award winning Nyquist IP communications platform that features a rich software suite with an intuitive web-based Graphical User Interface (GUI). E7000 software resides on a network server and utilizes existing LAN/WAN and/or legacy "home-run" cable infrastructure for two-way data and communication flow. IP phones and purpose-built appliances provide convenient communication control and interoperability with third-party devices.

E7000 SERIES

E7000 HIGHLIGHTS

- Easy to install, expand, and use
- Accessible – administrators, technicians, and other key users can access the system on web-enabled devices – desktop or mobile*
- Compatible with legacy intercom infrastructure, including re-use of existing analog speakers, call switches, and cabling (with use of the NQ-E7030 Analog Station Bridge appliance)
- SIP device and trunk support (IP-PBX, VoIP phones, and VoIP speakers)
- Audio feature rich
    - Songs/Playlists
    - Call monitoring and recording capability
    - Announcements
    - Networked audio distribution
- Available integrations with PBXs, security systems, relay control, time systems, and third-party PA systems
- Flexible – easily add features, stations, and facilities with virtually unlimited scalability*

* When supported by the facility's infrastructure.

Virtually Unlimited Scalability
Without the limitations of purely hardware-based systems, E7000 can expand as the user's needs expand. The system can accommodate an infinite number of stations, facilities, zones, and bell schedules.

Easy and Economical to Install
E7000 integrates with the existing facility's cabling. Many of the Bogen E7000 appliances are PoE devices. With E7000 there are no bulky racks to build; simply install the E7000 server software, then plug in the endpoint devices and appliances. All appliances are auto-discovered by the server to facilitate fast and easy system set up.

E7000 can be integrated with existing analog cabling as well as IP-only networks


E7000 SERIES
SOLUTION ARCHITECTURE
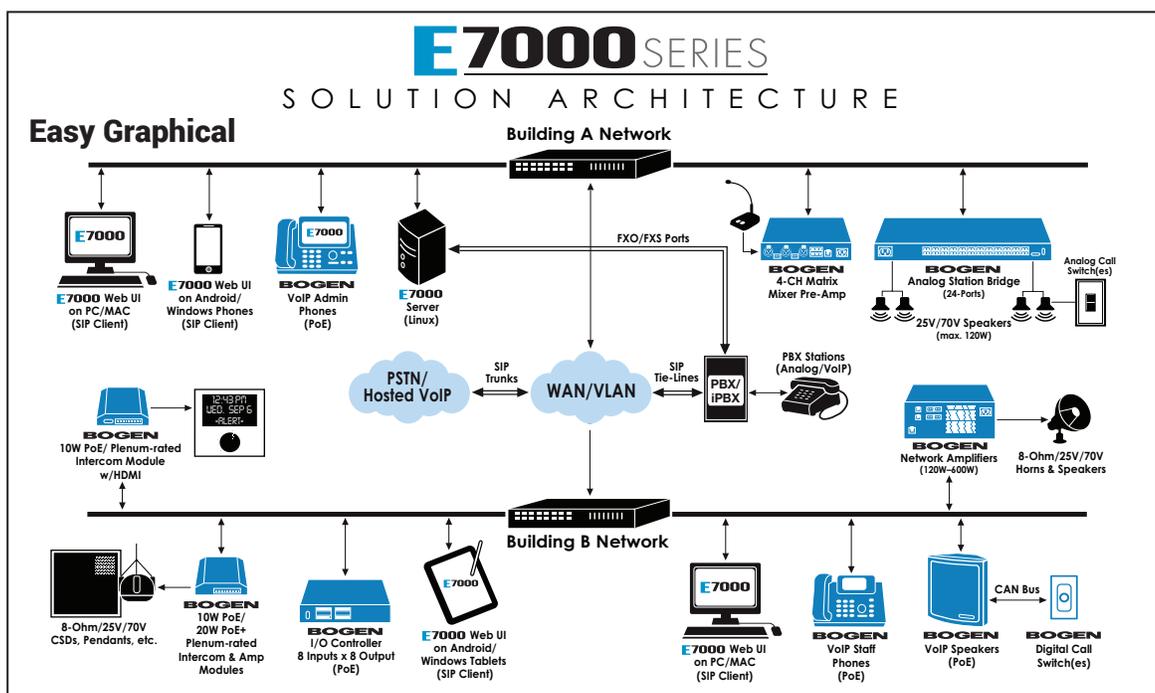
User Interface (GUI)

Administrators, educators, and support staff are going to love E7000! Users interface with the system either through a compatible VoIP Admin phone or via a browser-based GUI (Fig 1) on desktop and laptop computers, smart phones, and tablets, allowing users to access the system no matter where they are in the connected world.**

**Figure 1 - The main Dashboard of E7000 Graphical User Interface**
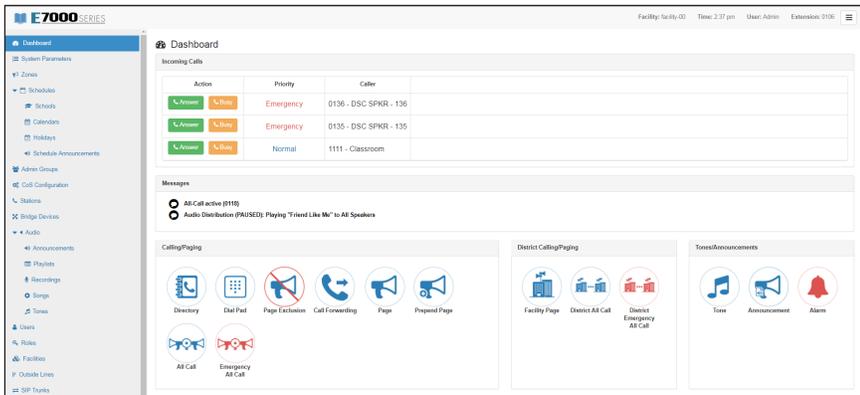
The core principle of the E7000 user interface is simplicity. Form follows function, resulting in an interface that is functional, intuitive, and aesthetically pleasing.

The E7000 GUI allows people with a broad spectrum of technical proficiencies to use the system. Buttons are large and clear; text is simple and legible. Embedded tooltips and guides aid in user self-sufficiency. Technical administrators can assign individual users permissions appropriate for their role and proficiency (Fig.2).

*** With iOS devices the Dashboard does not function, but all other features are accessible via the menu*
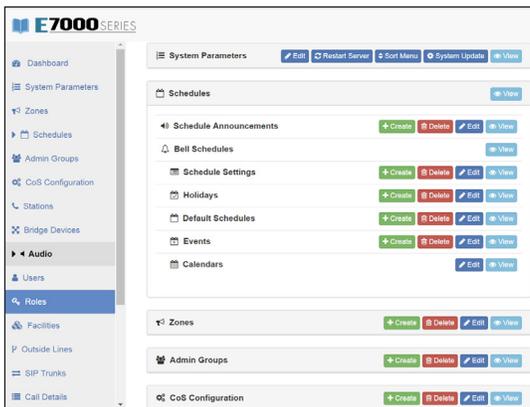
Figure 2 -E7000 makes it easy to define roles and permissions

E7000 CAPABILITIES

- **Enhanced Security and Safety** - Instantaneous accessibility to campus and district-wide communications vital for the safety and security of students and staff. E7000 can help with features such as call monitoring, call recording and playback, emergency paging with pre-programmed announcements, and much more.
- **Security device integration** - E7000 interfaces with select third-party security devices such as locks, alarm systems, and sensors via the programmable I/O Controller appliance.
- **Unlimited Scheduling** - Administrators can take full control of scheduling functions via E7000's powerful web-based user interface.
- **Unmatched Audio Capability** - Bogen's 85-year history of audio excellence is evident in the range and quality of audio features.
- **State-of-the-Art Paging and Intercom** - Paging and Intercom functions are brought to new levels of sophistication and control with E7000.
- **Convenient and Powerful Configuration and Maintenance** - IT and Facilities technicians can remotely access the system's GUI. Wherever they are, technicians have the ability to program, diagnose, and control.
- **Telephony – Integrated and Elevated** - E7000 easily integrates with virtually any VoIP or analog phone system to create a seamless communication platform.

E7000 SYSTEM SERVER REQUIREMENTS

E7000 Series software is intended to be installed on a server provided by the school system's IT department or the installing Bogen dealer. Ideally, there would be one server in each facility, although multi-school campuses could use a single centrally located server. Minimum server requirements are as follows:
- OS– Debian Linux OS (AMD 64-bit version) release 8.10.0 or later
- CPU– Quad-core Intel-based processor running at 3.0 GHz or higher
- Memory– 8 GB RAM
- Disk Storage– One 250 GB disk drive (A RAID configuration is recommended for redundancy and high availability.)
- NIC– 10/100/1000 MB Ethernet port
- PCI Expansion Slots– One or more PCI/PCIe slots if telephony network connectivity other than, or in addition to SIP trunking is needed

NYQUIST™   The E7000 Series is built upon Bogen's award winning Nyquist software - based IP communications platform, which provides users with unparalleled flexibility and scalability in whatever their application.

BOGEN COMMUNICATIONS, INC.®

1200 MacArthur Blvd., Suite 304, Mahwah, NJ 07430 • 1-800-999-2809
www.bogenedu.com