

MISSION STATEMENT

The Board of Selectmen, acting as stewards of the Town and agents of the people, will provide services that promote safety; an affordable healthy living environment; and through effective land use and town resources, an economic base that creates jobs and tax assistance to the community while preserving our rural historic character.

TOWN OF HEBRON BOARD OF SELECTMEN REGULAR MEETING (HYBRID) TOWN OFFICE BUILDING – 15 GILEAD STREET

Board of Selectmen Regular Meeting
June 6, 2024, 7:00 PM (America/New York)
Please join my meeting from your computer, tablet or
smartphone.

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HEBRON TOWN CLERK

Thursday, June 6, 2024

7:00 p.m.

AGENDA

Time Guideline

7:00 p.m. 1. CALL TO ORDER

7:00 p.m. 2. PLEDGE OF ALLEGIANCE

7:02 p.m. 3. ADDITIONS AND CHANGES TO THE AGENDA

7:05 p.m. 4. PUBLIC COMMENT

This section of the agenda is reserved for persons in attendance who wish to briefly address the Board of Selectmen. The Board requests that a person's comments be limited to a single period lasting three minutes or less. While the Board respects the right of the public to provide comment, this time is not intended for open discussion or a Board response. Residents who wish to request a dialogue should make arrangements to do so through the Town Manager's Office or the Board Chair. (Persons wishing to comment should type "comment" and your name in the chat box and you will be recognized.)

7:10 p.m. 5. GOOD TO KNOW/SPECIAL RECOGNITION

- a) Troop 28 Eagle Scout Proclamation – Colin Baker
- b) Troop 28 Eagle Scout Proclamation – Joshua Weeks
- c) 2024 Pride Month Proclamation

7:20 p.m. 6. APPOINTMENTS AND RESIGNATIONS

- a) Planning and Zoning Commission Appointment
- b) Economic Development Commission Resignation

7:25 p.m. 7. TOWN MANAGER'S REPORT

- a) Recent Activities
- b) Correspondence
- c) Town Manager Updates

7:35 p.m. 8. OLD BUSINESS

- a) American Rescue Plan State and Local Recovery Funds Update
- b) Department of Public Works Action Committee Update
- c) Any Other Old Business

7:55 p.m. 9. NEW BUSINESS

- a) Application for Economic Development Incentive for 459 Church, LLC
- b) Economic Development Incentive Program General Discussion
- c) EDC Marketing Plan Communications Program
- d) Approve and Sign the Tax Rate Bill
- e) Draft Agenda for June 20, 2024 Meeting
- f) Any Other New Business

8:25 p.m. 10. CONSENT AGENDA

Consent agenda items are considered to be routine in nature, which the Board may not need to discuss individually and may be voted on as a group. Any board member who wishes to discuss a particular item in this section may request the Chair to remove it for later discussion and a separate vote if necessary.

a) **APPROVAL OF MINUTES**

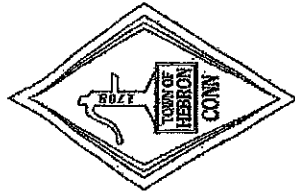
10.a.1 May 16, 2024 – Regular Meeting

8:30 p.m. 11. LIAISON REPORTS

- a) AHM Youth Services – Peter Kasper
- b) Hebron BOE – Tiffany Thiele
- c) Board of Finance – Dan Larson
- d) Land Acquisition – Keith Petit
- e) RHAM BOE – Claudia Riley

8:40 p.m. 12. PUBLIC COMMENT

8:45 p.m. 13. ADJOURNMENT

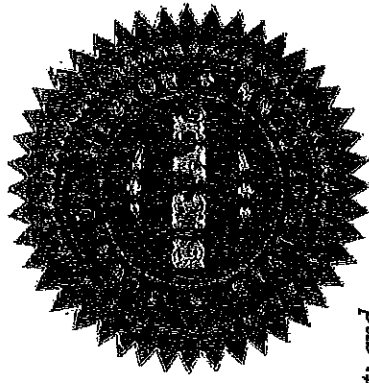


TOWN OF HEBRON PROCLAMATION

honoring

COLIN BAKER

For Attaining the Rank of Eagle within Scouts BSA Troop 28



*Whereas, Colin Baker has been a Scout for the past seven years and has attained the rank of Eagle Scout; and
Whereas, Colin's commitment to the Scouts BSA has been evidenced by his diligence and selfless performance of community service
and by moving through the ranks of his Troop to serve as Junior Assistant Scoutmaster; and*

*Whereas, Colin's commitment to the Scouts BSA has been evidenced by earning 23 Merit Badges in automotive, camping, canoeing,
citizenship, communication, personal fitness, rifle shooting, swimming, sustainability and space exploration to name a few; and*

Whereas, Colin was presented with the National Outdoor Camping Award; and

*Whereas, Colin's sincere concern for his community was illustrated by his Eagle Project where Colin restored and improved an
outdoor prayer area at St. Peters Church; he cleaned benches, cleared the ground of the area, the overgrown trails that lead into it and the
ground behind the area to expand the area; and*

*Whereas, Colin presently is a Senior at RHAM High School and participates in Varsity Soccer, Varsity Track and Field, and Ultimate
Frisbee; and*

*Whereas, Colin is currently a Member of the RHAM High School Leos Club, Pep Band Club and Wind Ensemble, he is also a
National Honor Society Member, National Music Honor Society Member and he has been an honor roll student at RHAM all four years; and
Whereas, Colin's work experience includes Holiday Hill Day Camp and Recreation Center in Mansfield, Connecticut where he has
held the position of Camp Counselor, Group Leader, Swim Instructor, Lifeguard and Event Supervisor;*

*Now therefore, we, the Hebron Board of Selectmen, in recognition of Colin's many years of achievements, dedication and
leadership in the Scouts BSA and in our community, hereby designate*

June 8, 2024

as

"Colin Baker Day"

and express, on behalf of the Town of Hebron, our sincere congratulations and admiration for his accomplishments.

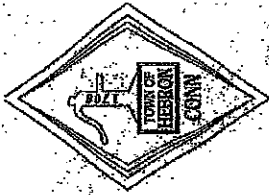
Keith C. Petit

Daniel E. Larson
Vice Chairman

Peter D. Kasper
Chairman

Tiffany V. Thiele

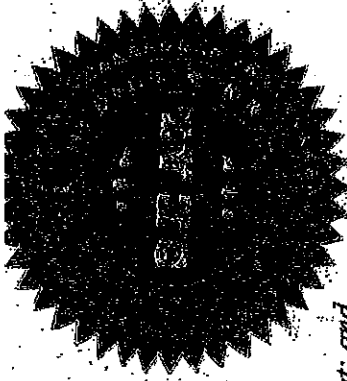
Claudia Tejada Riley



TOWN OF HEBRON PROCLAMATION

honoring

JOSHUA WEERS



For Attaining the Rank of Eagle within Scouts BSA Troop 28

Whereas, Joshua Weers has been a Scout for the past seven years and has attained the rank of Eagle Scout; and
Whereas, Joshua's commitment to the Scouts BSA has been evidenced by his diligence and selfless performance of community service and by moving through the ranks of his Troop to serve as Assistant Senior Patrol Leader; and
Whereas, Joshua's commitment to the Scouts BSA has been evidenced by earning 25 Merit Badges in archery, automotive, camping, canoeing, citizenship, communication, fire safety, first aid, personal fitness, rifle shooting, swimming, sustainability, and space exploration to name a few; Joshua was presented with the National Outdoor Award for Camping - Silver and Gold; and
Whereas, Joshua's sincere concern for his community was illustrated by his Eagle Project where Joshua installed eight weather resistant signs depicting the history, geology and wildlife at Camp Hi-Hoti, which is part of the Hartford Neighborhood Center, where inner city children are introduced to nature and the outdoors; and
Whereas, Joshua has participated in many eagle scout projects including collecting and sorting food for Hebron Interfaith Human Services, he has also volunteered at My Sisters Place in Hartford, Connecticut and worked as a Junior Counselor at Star Hill in Tolland, Connecticut; and
Whereas, Joshua presently is a Senior at R.H.A.M. High School and is a member of the Boys Varsity Football and Boys Varsity Lacrosse where he has been Co-Captain for both teams; and
Whereas, Joshua's work experience includes being a line clerk at Village Green Pizza in Marlborough, Connecticut;
Now therefore, we, the Hebron Board of Selectmen, in recognition of Joshua's many years of achievements, dedication and leadership in the Scouts BSA and in our community, hereby designate

June 8, 2024

as

"Joshua Weers Day"

and express, on behalf of the Town of Hebron, our sincere congratulations and admiration for his accomplishments.

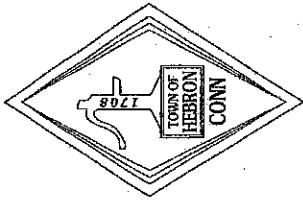
Keith C. Pettit

Peter D. Kasper
Chairman

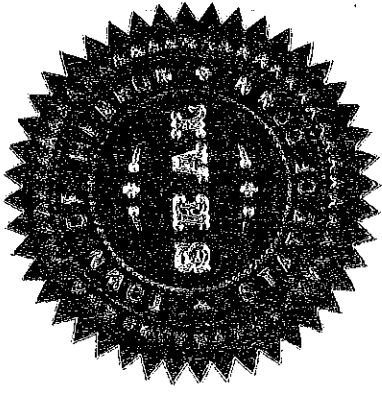
Daniel E. Larson
Vice Chairman

Tiffany V. Thiele

Claudia Tejada Riley



TOWN OF HEBRON
observes
PRIDE MONTH
JUNE 2024



WHEREAS, the Town of Hebron recognizes the month of June as Pride Month, commemorating the historic Stonewall Riots of 1969, which sparked the modern LGBTQ+ civil rights movement; and

WHEREAS, Pride Month serves as an opportunity to celebrate the contributions and achievements of lesbian, gay, bisexual, transgender, and queer/questioning (LGBTQ+) individuals in our community and beyond; and

WHEREAS, Hebron observes June as a time to honor the LGBTQ+ community and reflect upon the important contributions of LGBTQ+ residents to the Town and the United States as a whole; and

WHEREAS, the Town of Hebron recognizes and values the diversity of its residents, promoting inclusivity, equality, and respect for all individuals; and

WHEREAS, by acknowledging Pride Month, we affirm our commitment to fostering a welcoming and supportive town, free from discrimination and prejudice, where all our residents can live, work, and thrive; and

WHEREAS, we remain vigilant against continued discrimination against the LGBTQ+ community; and

WHEREAS, we affirm our support for our LGBTQ+ residents and commend the efforts of local LGBTQ+ organizations, activists, allies, and community members who work tirelessly to advance the rights and well-being of LGBTQ+ individuals in our Town;

NOW, THEREFORE, we, the Hebron Board of Selectmen, hereby proclaim June 2024 as Pride Month, and we encourage all residents to join us in reflecting on the progress made while we endeavor to continue building a future of inclusiveness and acceptance for all.

Keith C. Pettit

Daniel E. Larson
Vice Chairman

Peter D. Kasper
Chairman

Tiffany V. Thiele

Claudia Tejada Riley

**TOWN OF HEBRON
BOARD OF SELECTMEN
REGULAR MEETING
JUNE 6, 2024**

APPOINTMENTS AND RESIGNATIONS

a. Planning and Zoning Commission Appointment

The following individuals have expressed interest in serving on the Planning and Zoning Commission to fill the vacancy created by Natalie Wood's resignation: Chris Cyr (R), Brendon Mansaku and Ethan Stone. Correspondence is attached. Also attached is a letter of endorsement for Mr. Mansaku from the Republican Town Committee.

Mr. Mansaku and Mr. Stone have been informed that they must be registered voters in the Town of Hebron to be considered for appointment.

Proposed Motion:

Move that the Hebron Board of Selectmen appoint _____ as a Regular Member of the Planning and Zoning Commission for a term to run until November 18, 2025.

b. Economic Development Commission Resignation

Attached is a letter of resignation received from Neil Amwake resigning his position on the Economic Development Commission.

Proposed Motion:

Move that the Hebron Board of Selectmen accept the resignation of Neil Amwake from the Economic Development Commission with regret and thanks for his years of service.

Donna Lanza

From: Andy Tierney
Sent: Tuesday, April 16, 2024 8:30 AM
To: Matthew Bordeaux; Donna Lanza
Subject: Fwd: Planning and Zoning

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Sent from my iPhone

Begin forwarded message:

From: Chris Cyr <chris@dynainc.com>
Date: April 15, 2024 at 4:18:04 PM EDT
To: Andy Tierney <atierney@hebronct.com>
Subject: Planning and Zoning

Good Afternoon,
I am a resident of Hebron.
I would like to apply for the Planning and Zoning Commission vacancy. Can you let me know the process?

Chris Cyr

E1-0198404
540 N. Main St, Unit 1A
Manchester, CT 06042
Office: (860) 643-1331
Cell: (860) 841-8501

Web: www.dynaelectric.com

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Donna Lanza

From: Brendon Mansaku <mansakubrendon@gmail.com>
Sent: Monday, April 15, 2024 10:12 AM
To: Andy Tierney
Cc: Board of. Selectmen
Subject: Interest in Planning and Zoning

Good morning Andrew,

I hope all is well. I wanted to reach out and share some attributes about myself that I believe qualify me for the planning and zoning vacancy that I saw posted on the town website.

I am currently attending Georgetown University online for my Masters in Real Estate. I received my undergraduate degree from Eastern Connecticut in Finance w/ a concentration in real estate.

I currently work for 7-Eleven as the Sr. Real Estate Representative for CT, MA, RI, and upstate NY. I have a real estate brokers license and have been in real estate for 3+ years now. I previously worked for a real estate developer and attended many planning and zoning hearings with him in Manchester, Glastonbury, and other towns throughout CT.

I am very excited about the potential opportunity to serve the town of Hebron's Planning and Zoning Commission and would be very grateful to be considered.

Please let me know if you have any questions or would like to discuss further on a call. My number is 860-605-7434.

Best regards,

Brendon Mansaku
860-605-7434

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

May 17, 2024

Andrew J. Tierney
Town Manager, Hebron CT
15 Gilead St, Hebron CT, 06248

Andrew,

I am writing to express my interest in serving on the Hebron Planning and Zoning Commission. Having attended the past several commission meetings and spoken with the chairman, Frank Zitkus, I have witnessed firsthand their dedication and the importance of the work they are doing. Because of this, I am very eager to contribute my skills and care to this commission.

Learning about the efforts to update the Plan of Conservation and Development, I feel I have gained a deeper understanding of the community's current profile as a town that has much undeveloped space, followed closely by residential and agricultural land. Careful attention will be required to balance the preservation of Hebron's beautiful landscape with the opportunities for economic advancement. Moreover, enormous amounts of zeal and passion are needed for not only the efficiency and profitability of Hebron, but also its charm and character. I know that I have this passion and hope I can share it—and its fruits—with our town.

Though I am enthusiastic and still young, I believe I am not too inexperienced to contribute meaningfully to the town. I have both a qualitative and quantitative background, with Bachelor's Degrees in English and Math from the University of Connecticut, which aid me in my career as a financial analyst; moreover, I am part owner and operator of a community-oriented business in Windham, and I know well how to take ownership of a project and give it all of my energy.

Sincerely,
Ethan Stone
13 Church St, Hebron CT, 06248
xavierstone882@gmail.com
(860) 420 8557

Donna Lanza

From: Andy Tierney
Sent: Thursday, May 02, 2024 7:08 AM
To: Donna Lanza
Subject: Fwd: Hebron Planning and Zoning Commission recommendation

Sent from my iPhone

Begin forwarded message:

From: Hebron Republicans <hebronrepublicans@gmail.com>
Date: May 1, 2024 at 9:16:02 PM EDT
To: Andy Tierney <atierney@hebronct.com>
Subject: Hebron Planning and Zoning Commission recommendation



May 1, 2024

To: Hebron Board of Selectmen
c/o Andy Tierney, Town Manager
Town Office Building
15 Gilead St.
Hebron CT, 06248

Mr. Tierney:

The Hebron Republican Town Committee, being informed of a vacancy on the Hebron Planning and Zoning Commission, discussed during the April business meeting putting forth a recommendation to fill such vacancy. With unanimous support from those voting members present at the April meeting, I forward to you the recommendation that Brandon Mansaku be selected to fill the open position on the Hebron Planning and Zoning Commission.

Brandon is a resident of Hebron. He is currently attending Georgetown University for his Masters in Real Estate. He received his undergraduate degree from Eastern Connecticut in Finance with a concentration in real estate. He is currently employed with 7-Eleven as the Sr. Real Estate Rep for CT, MA, RI, and upstate NY. He holds a real estate brokers license and has been in real estate for over three years. Prior to his current role, he worked for a developer and attended many planning and zoning hearings in Manchester, Glastonbury, and other towns throughout CT.

We can think of no better advocate for our town and hope that the Board of Selectmen see fit to appoint Brandon for the remainder of the vacated term.

Respectfully,

Jason Guidone

Neil H. Amwake
24 Abby Drive
Hebron, Connecticut 06248
H/M: (860) 922-6286
neil.amwake@comcast.net

March 21, 2024

Mr. Andrew J. Tierney
Town Manager
Town of Hebron
15 Gilead Street
Hebron, Connecticut 06248

Subject: Resignation from the Hebron Economic Development Commission

Andy,

Please accept this letter as notice of my resignation from the Hebron Economic Development Commission.

I have enjoyed working with Town staff and other commission members during my time serving on the Economic Development Commission.

Sincerely,



Neil H. Amwake, P.E., MBA

pc: Matthew Bordeaux, Town Planner

CORRESPONDENCE

You are cordially invited to attend the
EAGLE SCOUT COURT OF HONOR
for Hebron BSA Troop 28 Scouts

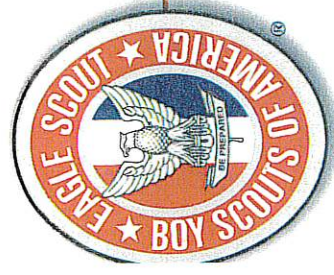
Colin Baker
&
Josh Weers

Saturday, June 8th 2024

11:00 AM

Gilead Congregational Church

Lunch following ceremony



★ EAGLE SCOUT COURT OF HONOR ★

EAGLE

Since 1912 more than two million
Boy Scouts have **earned** the Eagle Scout
award – Scouting’s **highest** rank
advancement. Eagle Scouts **exemplify** the
virtues of service, leadership, and duty to
God, using their training and influence to
better their **communities and the world.**

**TOWN OF HEBRON
BOARD OF SELECTMEN
REGULAR MEETING
JUNE 6, 2024**

AMERICAN RESCUE PLAN STATE AND LOCAL RECOVERY FUNDS UPDATE

Attached is an updated ARPA Status Report. The current balance in the ARPA reserve is \$263,280. This amount includes the full amount of \$145,000 returned from the Wall Street Sidewalk allocation which was paid for through a STEAP Grant and the CIP budget.

Updates and information regarding outstanding projects will be provided at the meeting.

State and Local Recovery Funds
American Rescue Plan
ARPA PROJECT STATUS REPORT

5/20/2024 2:45 PM

TOTAL FUNDING RECEIVED

\$ 2,812,714

APPROVED PROJECTS

Date Approved	Priority	Project Description	Responsible Department	Original Approval	Revised Amount	Current Balance	Final Expense	Status/Disposition
7/23/2022		Security Measures - Town Buildings	TM	143,000		143,000		Alarm work in process/site visits conducted 5/1 & 13/2024
7/23/2022		Vandal-Proof Surveillance Cameras - Veteran's	TM/P&R	12,000		12,000		Working with vendors
7/23/2022		Virtual Meeting Room Conference Equipment (Library & TOB)	TM	55,000	65,338	46,088		TOB hybrid room complete/Contract for Library Hybrid Room signed 5/10/2024/Deposit made
8/2/2022		Contribution Toward Emergency Generator for Stonecroft Housing	TM	70,000	84,000	36,500		Deposit made/generators installed/working on electrical connections/final invoice in Spring 2024
9/1/2022		Cyber Threat Assessment and Security Measures	TM	25,000		9,234		Assessment & Tablettop complete/hardware purchased - Project Continues
1/19/2023		Implicit Bias Training Town Employees/Elected Officials	TM	5,000		3,800		Training conducted Nov 5 & 8, 2023/more to be scheduled
7/24/2022		Skate Park Veteran's	P&R	145,000		142,600		P & R Subcom working on this with designer/demolished to PZC and REP to be done
7/24/2022		Pickle Ball Courts (3)	P&R	65,000	118,000	97,926		P & R working on this \$ adj 8/3/23, survey complete, need plans and PZC approval
7/24/2022		Dog Park	P&R	50,000		50,000		To be located at Burnt Hill Park
5/8/2023		P & R Field Lighting (Veteran's baseball field)	P&R	250,000		250,000		Regulation amendment approved 4/23, process special permit app, then RFP
4/18/2024		P & R Field Upgrades Burnt Hill Park Baseball Field	P&R	62,406		62,406		
7/24/2022		Pendleton Drive to Library Pedestrian Bridge - Town Match Engineering	P&D	101,886		44,631		STEAP Grant, completing plans, need Cons/PZC approved, to RFP
7/24/2022		Peters House Accessibility - ADA Parking/Ramp	P&D	100,000		98,708		Working w/ Preservation CT and SHPO
2/16/2023		Hebron Center Signage (wayfinding and community event) Design & Const.	P&D	10,000	45,000	45,000		LADA preparing design/working on DOT approval inc 4/4/2024
3/21/2024		Horton House Maintenance	P&D	81,600		81,600		RFP to on-call architects/will acquire quotes from vendors
9/1/2022		Active Shooter Training and Police Vehicle/Classroom Toolkits	PD	20,000	45,000	3,950		Increased 5/8/2023 STB and other materials on order for RHAM, HBOE and Town
1/19/2023		Police Accreditation	PD	28,000		10,915		PowerDMS \$10,875.07 / Accreditation Officer
3/21/2024		Police Department Tasers (five year purchase agreement \$26,800)	PD	16,081	27,299	27,299		Fully fund with ARPA - Agreement signed 5/6/24 - \$27,298.80 - increased 5/16/2024
7/24/2022		Old Town Hall Building Maintenance/Repairs - Paint/Windows/Study	HHS	25,000	82,200	20,700		Adjusted 5/8/2023 - Contracted - Deposit Made - Work started 4/24/24
1/19/2023		Hebron Historical Society Ancient Cemetery Repair/Maintenance (5) Cemeteries	HHS	100,000	50,000	50,000		Adjusted 5/8/2023
7/24/2022		CERT Vehicle Replacement (pre-owned) or Refurbish	EM	115,000		115,000		EMD searching for vehicle
7/24/2022		Martin Road Reconstruction Engineering	DPW	25,000		2,965		LOTOP Grant/Partial Town Match/in design process/Construction 2026
5/16/2024		DPW Radios	DPW	30,917		30,917		
7/24/2022		Gilead Hill School Playscape	HBOE	120,000		45,825		Order placed, need site plan and PZC approval
7/24/2022		Green Committee Funding Special Projects	GC	25,940		6,620		Twin bins & Transfer Station signs purchased, bike racks to be purchased/to PZC for placement
4/4/2024		Fire Department Active Shooter Tactical Gear	FD	13,600		13,600		Gear ordered 5/3/24
				1,852,186				

State and Local Recovery Funds
American Rescue Plan
ARPA PROJECT STATUS REPORT

COMPLETED PROJECTS

Date Approved	Priority	Project Description	Responsible Department	Original Approval	Revised Amount	Current Balance	Final Expense	Status/Disposition
7/21/2022		Police Vehicle w/ MLPR	PD	97,125	77,206	0	60,206	Complete - Vehicle purchased, MLPR removed 9/21/2023
7/21/2022		Fire Department Marine	FD	23,000	0	0	22,970	Complete
7/21/2022		Fire Department Battery Operated Rescue Tools	FD	50,000	0	0	52,039	Complete
7/21/2022		HAMR Softball Field Veteran's	P&R	20,000	0	0	18,940	Complete
7/21/2022		Construction Fire Co # 1 Ambulance Bay Expansion/Engineering/Design	FD/PBC	100,000	161,100	0	22,100	Project Closed - Round 2 Adj 2/2/23 & 8/3/23 Bids rejected. Project Removed from ARPA 12/7/23
7/21/2022		AHM HVAC System Upgrade	AHM	55,000	0	0	55,000	Complete
7/21/2022		EV Charging Stations (TOB, SC, BHP)	TM	33,000	39,000	0	39,000	Complete
9/1/2022		Hebron Interfaith Human Services (HIHS) Food Pantry Support	HIHS	10,000	20,000	0	20,000	Complete - Additional funding approved 5/2/2024
9/1/2022		Police Vehicle	PD	80,000	0	0	66,343	Complete
9/15/2022		WPCA Sewer System Improvements	WPCA	82,140	0	0	82,140	Complete
1/5/2023		ACO Vehicle (pre-owned)	ACO	10,000	0	0	9,000	Complete
2/16/2023		Fence Between Library and Legion	P&D	7,500	0	0	7,447	Complete
2/16/2023		Code Support for Juneteenth Event	TM	4,000	0	0	4,000	Complete
2/16/2023		Hebron Elementary School Gym Floor	HBOE	264,800	75,900	0	75,900	Complete - Adjusted 5/8/23 Repair not replace
5/8/2023		The Town Center Project (TTCP) Storage Shed	TTCP	30,000	0	0	24,000	Complete
5/8/2023		Fire Department Turnout Gear	FD	40,000	0	0	40,000	Complete
1/19/2023		Gull School Roof	P&D	20,000	0	0	19,825	Complete
7/21/2022		Playscape Veteran's	P&R	150,000	153,450	0	153,450	Complete
				772,362				

ARPA FUNDING STATUS

COMPLETED PROJECTS	772,362
APPROPRIATED FUNDS	1,852,186
ACCRUED INTEREST	75,113
REMAINING ARPA FUNDS TO BE HELD IN RESERVE	\$ 2,812,714

AHM	Andover Hebron Marlborough Youth Services
ACO	Animal Control Officer
HBOE	Hebron Board of Education
DPW	Department of Public Works
EM	Emergency Management
FD	Fire Department
GC	Green Committee
HIHS	Hebron Historical Society
P&R	Hebron Interfaith Human Services
P&D	Parks and Recreation
PD	Planning and Development
PBC	Police Department
TTCP	Public Building Committee
TM	The Town Center Project
WPCA	Town Manager's Office
	Water Pollution Control Authority

State and Local Recovery Funds
American Rescue Plan
ARPA PROJECT STATUS REPORT

Approved by Town Attorney Awaiting BOS Approval
P & R Trail Development
Hebron Historical Society - Old Town Hall Restroom/Accessibility
Peters House Renovation/Restoration

60,000 to
80,000
125,000
50,000
Need more information

Eligible Projects Declined by BOS/Town Manager		Removed from consideration 1/19/2023		Instructed Green Committee to use already approved funds	
Support for Local Small Businesses		3,000			
Green Committee: Bike Racks - (include in already approved HGC request)		TBD			
EV Charging Stations - Locations TBD		25,000		5/8/23 Funding was restored by State	
Winter Heating Assistance		600		5/8/23 Funded by HPPG Community Fund	
Trail Repairs		12,000		Removed 8/3/2023	
Fire Department UHF Radios (Fire Marshal)		5,023		Funded from Fire Department Budget	
Document Storage Review - Horton House		4,600		Funded from FY 23-24 Operating Budget	
Hebron Green Parking Lot Improvements		50,000		STEAP Grant Received	
Senior Center Generator Switch Gear/Connection		14,000		Will be in CIP Budget-Used generator oversized and not good fit for location	
Land Acknowledgement Plaques (CODE)		\$ TBD		removed from consideration 4/18/24	
Collins: GHS Water System		\$ TBD		Tentative Attorney Approval - removed from consideration 4/18/24	
Collins: Fund for Affordable Home Ownership		\$ TBD		Tentative Attorney Approval - removed from consideration 4/18/24	
Well Street Sidewalk Project		146,000		Bid Awarded/Signed Contract/Construction in Spring/Summer 2024 - Funded w/ Grant and CIP	

TV/P&D

Obligate Funds by December 31, 2024
Spend Funds by December 31, 2026

**TOWN OF HEBRON
BOARD OF SELECTMEN
REGULAR MEETING
JUNE 6, 2024**

DEPARTMENT OF PUBLIC WORKS ACTION COMMITTEE UPDATE

Chairman Kasper will provide a status report on the Public Works Action Committee at the meeting.

**TOWN OF HEBRON
BOARD OF SELECTMEN
REGULAR MEETING
JUNE 6, 2024**

**APPLICATION FOR ECONOMIC DEVELOPMENT INCENTIVE PROGRAM FOR
459 CHURCH, LLC**

Attached is a memo from Matthew Bordeaux, Town Planner, and a recommendation from the Economic Development Commission regarding 459 Church Street. Mr. Bordeaux will be in attendance at the meeting to provide more information and respond to questions.

**TOWN OF HEBRON
PLANNING AND DEVELOPMENT DEPARTMENT**

TO: Hebron Board of Selectmen

FROM: Matthew R. Bordeaux, Town Planner
Hebron Economic Development Commission

DATE: May 23, 2024

RE: Recommendation to Hebron Board of Selectmen regarding Application for Economic Development Incentive Program from 459 Church, LLC for improvements proposed at 459 Church St

Introduction

The Hebron Economic Development Commission received a new application under the Hebron Economic Development Incentive Program, related to improvements at 459 Church St, proposed by the property owner and developers, 459 Church, LLC.

459 Church, LLC acquired the property in 2020. As provided in the application form attached, the applicant anticipates the total cost to rehabilitate the approximately 12,000 square foot building and 1.8-acre site for retail and mixed-use activity to be approximately \$670,000.

In an email attached, dated May 17, 2024, the Hebron Assessor, Suzanne Topliff, reviewed the property and proposed improvements and estimated that the improved site could have a market value in the range of \$700-850k. With Hebron's grand list mill rate applied to an estimated assessed value (70% of market value) of \$490k, an approximate tax bill of between approximately \$17k to \$20k would be generated as a result of the improvement project.

Considerations for the Economic Development Commission

The Economic Development Commission is charged with review of program applications and subsequent report and recommendation on the application to the Board of Selectmen. The Board of Selectmen's action on the application is final.

At their April 15, 2024 regular meeting, the Commission discussed the application with the applicant. The Commission subsequently approved a motion in favor of a recommendation to the Board of Selectmen.

The proposed redevelopment and renovation of the historic Turshen Mill, also known as the Silver Factory, faces a variety of unique challenges. The historic mill is located in the Amston Village (AV) District and the Groundwater Protection Overlay District. In accordance with the Hebron 2014 Plan of Conservation and Development and Hebron Zoning Regulations, the AV District is intended to permit continuation of long-standing mixed uses and discourage

establishment of new uses which might be incompatible with the unique environmental characteristics of the area. It is recognized that the area included in the AV District has historically been a village center with mixed residential, commercial and manufacturing uses. It is also recognized that this area is environmentally sensitive, comprising substantial amounts of flood-prone land and impinging on the largest stratified drift aquifer in the Town of Hebron.

The Turshen Mill is a brownfield site, requiring remediation of environmental contamination from historic uses. The Town of Hebron was awarded a Brownfield Remediation and Revitalization Program Grant from the Connecticut Department of Economic and Community Development to remediate historic environmental contamination of the site. Remediation of the site is anticipated to commence this summer and may require Environmental Land Use Restrictions (ELUR) that will restrict the use and future alteration of the site.

The site is located adjacent to regulated wetlands and watercourses, requiring specialized land use permitting.

While the site is located in the Sewer Service District, there is no public water supply available to the site. While the Town (me) continues to explore and pursue the possibility of connecting the Amston Public Water System with the Hebron Center System, and ideally providing access to those business with frontage on Church St, the absence of the public utility is a significant impediment to redevelopment of the site. The property must produce its own supply in accordance with CT Department of Public Health standards for a community system. This is a high bar on a constrained site with a history of environmental contamination.

Finally, as an historic structure, and as those of you that have been inside will attest, the building requires a near total rehabilitation. The costs associated with rehabilitation of an existing historic structure can exceed even that of new construction. The Turshen Mill is, however, a character-defining asset in the so-called Amston Village District, a district that without the noteworthy architectural standout, loses its luster.

Hebron Economic Development Incentive Program

The Hebron Economic Development Incentive Program was adopted to further the policy of the Town of Hebron to encourage the development and expansion of quality types of businesses. To attract these select businesses, the Town may offer tax abatement or other economic incentives if the Economic Development Commission and the Board of Selectmen deem such action to be in the best interest of the Town. The program was adopted in accordance with Connecticut General Statutes Section 12-65b. The State Statute provides that any municipality may, by affirmative vote of its legislative body, enter into a written agreement with a property owner or prospective property owner, for a period of not more than ten years, fixing the assessment of the real property or air space.

The provisions of this section of the statutes only apply if the improvements are for at least one of the following: (1) Office use; (2) retail use; (3) permanent residential use in connection with a residential property consisting of four or more dwelling units; (4) transient residential use in connection with a residential property consisting of four or more dwelling units; (5)

manufacturing use; (6) warehouse, storage or distribution use; (7) structured multilevel parking use necessary in connection with a mass transit system; (8) information technology; (9) recreation facilities; (10) transportation facilities; (11) mixed-use development; or (12) use by or on behalf of a health system.

While the Town of Hebron's Program has not been updated in a while, the local program remains substantially consistent with the State's enabling legislation. The local objectives of the program include attracting businesses that will generate additional tax revenue, provide jobs, provide high quality goods and services, and be consistent with the goals and policies of the Hebron Plan of Conservation and Development.

Recommendation for Tax Abatement

All that being said, the Hebron Economic Development Commission encourages the Hebron Board of Selectmen to consider an incentive package that exceeds the approach taken for the two previously approved applications. The following motion was approved by the Hebron Economic Development Commission:

Motion by S. Kauffman and seconded by J. Lesisko to submit a letter to the Board of Selectmen from the Economic Development Commission endorsing a tax abatement for the application titled "459 Church, LLC" as part of the Economic Development Incentive Program, and recommend that it be robust in nature, and 8 years, with a minimum of 2 years full relief.

The limitations to economic development in Hebron have been characterized at length and do not need to be repeated. The proposed rehabilitation of the historic Turshen Mill and redevelopment of the site has been a high priority of the Hebron community for an eternity. A robust economic development incentive package is recommended to further assist in this exciting and promising project.

MRB

H:\Mat\Boards & Commissions\EDC\Economic Development Incentive Program\Applications\459 Church St\Recommendation Memo.docx

Attachments

TOWN OF HEBRON
APPLICATION TO FIX ASSESSMENT OF PROPERTY UNDER
SECTION 12-65B CONNECTICUT GENERAL STATUTES

Applicant Information:

Business Name: 459 Church, LLC

Street Address: 459 Curch St

City: Amston State: CT Zip: 06231

Business: Anthony McCarthy - Member
Owner

Telephone: 860-310-2004

Email: Tony@mcconcrete.com

President: Jason Dycus - Member

Telephone: 860-310-2004

Email: Jason@mcconcrete.com

Treasurer: Billie Sue McCarthy - Member

Telephone: 860-310-2004

Email: Billie@mcconcrete.com

Property Owner Information:

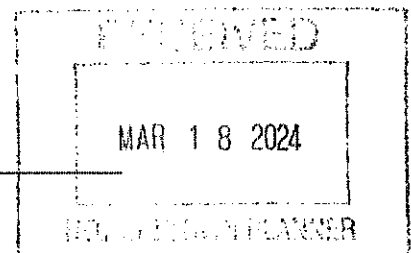
Owner Name: 459 Church, LLC

Owner Address: 30 Talbot In,

City: South Windsor State: CT Zip: 06231

Assessor's Map #: _____ Parcel #: 67-14

Street Address: 459 Curch St



Requested Assistance:

Please specify the type and amount of assistance that you are requesting?

☒ The length of time (in years) you are requesting assistance? 10

☐ A constant fixed amount of tax relief per year? In the amount of _____

☐ A variable fixed amount of tax relief per year? In the following amounts:

☐ Or, a graduated percentage of fixed assessment per year as follows:

Project Description:

☐ New Construction

☒ Addition Total Cost/Project: \$670,000

☐ Corporate Headquarters

☐ Satellite Offices

☐ Campus-style office development

☐ Research & Development

☐ Light Manufacturing

☒ Mixed use facility

☒ Retail use

☐ Information technology use

☐ Private recreational facilities

☐ HealthCare Facilities to include continuing care centers

Anticipated date of initiation: 4/01/2025

Anticipated date of completion: 12/01/2025

Owner Occupied: ☐ Yes ☒ No

Builder for sublet: ☒ Yes ☐ No

of square feet: 12,000

of floors: 3

Type of Construction: White boxing

Planning and Zoning Approval: ☒ Yes ☐ No

Employment Information:

Total # of employees: 0 # of employees by category: Full-Time N/A Part-Time N/A

of jobs:

Manufacturing _____ Office _____ Other _____

Engineering _____ IT Related _____

Semi-skilled _____ Unskilled _____

Current/Initial Employment: 0

Projected employment (5 years): N/A

.....
Please submit any additional information as an attachment to this application that you believe may assist our understanding of your request. This can include but is not limited to: Proposed building and site plans; business plan; background information on company or individual requesting assistance, anticipated economic impact to the Town of Hebron from this project, etc.

Date Submitted: 03/18/2024

Signature: Jason Dycus

For further information please contact:

Michael K. O'Leary

Town Planner

15 Gilead Street

Hebron, CT 06248

860-228-5971 x137

moleary@hebronct.com

and/or

Andrew Tierney

Town Manager

15 Gilead Street

Hebron, CT 06248

860-228-5971 x122

atierney@hebronct.com

RE: Turshen Mill - 459 Church St**Suzanne Topliff** <stopliff@hebronct.com>

Fri 5/17/2024 11:11 AM

To: Matthew Bordeaux <mbordeaux@hebronct.com>

Cc: Lori Granato <lgranato@hebronct.com>; Andy Tierney <atierney@hebronct.com>

Matt:

I have reviewed the property of 459 Church Street, the proposed improvements and updates and would give a range of \$700-850k for value for the finished product. This is based on the information provided from the submitted rendering, values in the system and a review of comparables. Value includes land and building. Land Value is 129K. Next revaluation is the 2026 grand list, two and a half years out. Value may change as the result of revaluation, reflecting the market and reportable income for the property if provided at that time. These values reflect the 2021 grand list revaluation values.

Challenges: Income & Expense reporting for this site and other properties in town is historically low so there isn't a lot to work with for comparables and income values. This value is reflecting change of use, improvements and remediation and does not include personal property which would be on site. If there is a manufacturing component, the manufacturing equipment may be exempt from taxation anyway. I did not include paving as I would assume the owners would not be paving. If they were to create a paved lot, value would likely increase 15-25k depending on size of lot. I also did not remove the land reduction on the excess land as it appears half of the excess land is wetlands (according to the wetlands map).

Let me know if you have any questions.

Suzanne Topliff-CCMA II

Assessor

Town of Hebron, CT

15 Gilead St

Hebron, CT 06248-1501

860-228-5971 x147

stopliff@hebronct.com

From: Matthew Bordeaux <mbordeaux@hebronct.com>**Sent:** Thursday, May 16, 2024 10:53 AM**To:** Suzanne Topliff <stopliff@hebronct.com>**Subject:** Turshen Mill - 459 Church St

Suzanne, anything for me on value for Turshen Mill that I can use Monday night with the EDC?

Matthew R. Bordeaux

Director of Planning and Development

Town of Hebron, CT

Hebron, CT 06248

P: (860) 228-5971 x137

[Town of Hebron | Historic Charm with a Vision for the Future](#)

TURSHEN MILL

RENOVATIONS

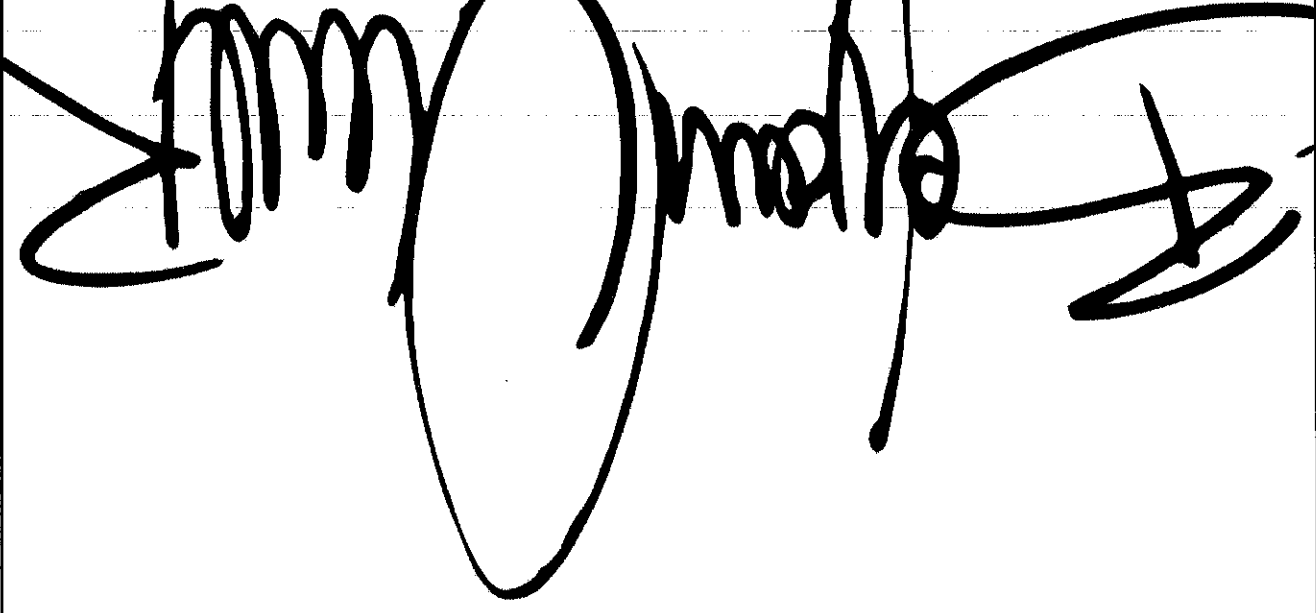
**459 CHURCH STREET
HEBRON, CT**

BOAD

**600 JOHNSON AVE STE 201
BROOKLYN, NY 11237**

**185 BURNHAM STREET
EAST HARTFORD, CT 06108**

917.767.9067



[Signature]

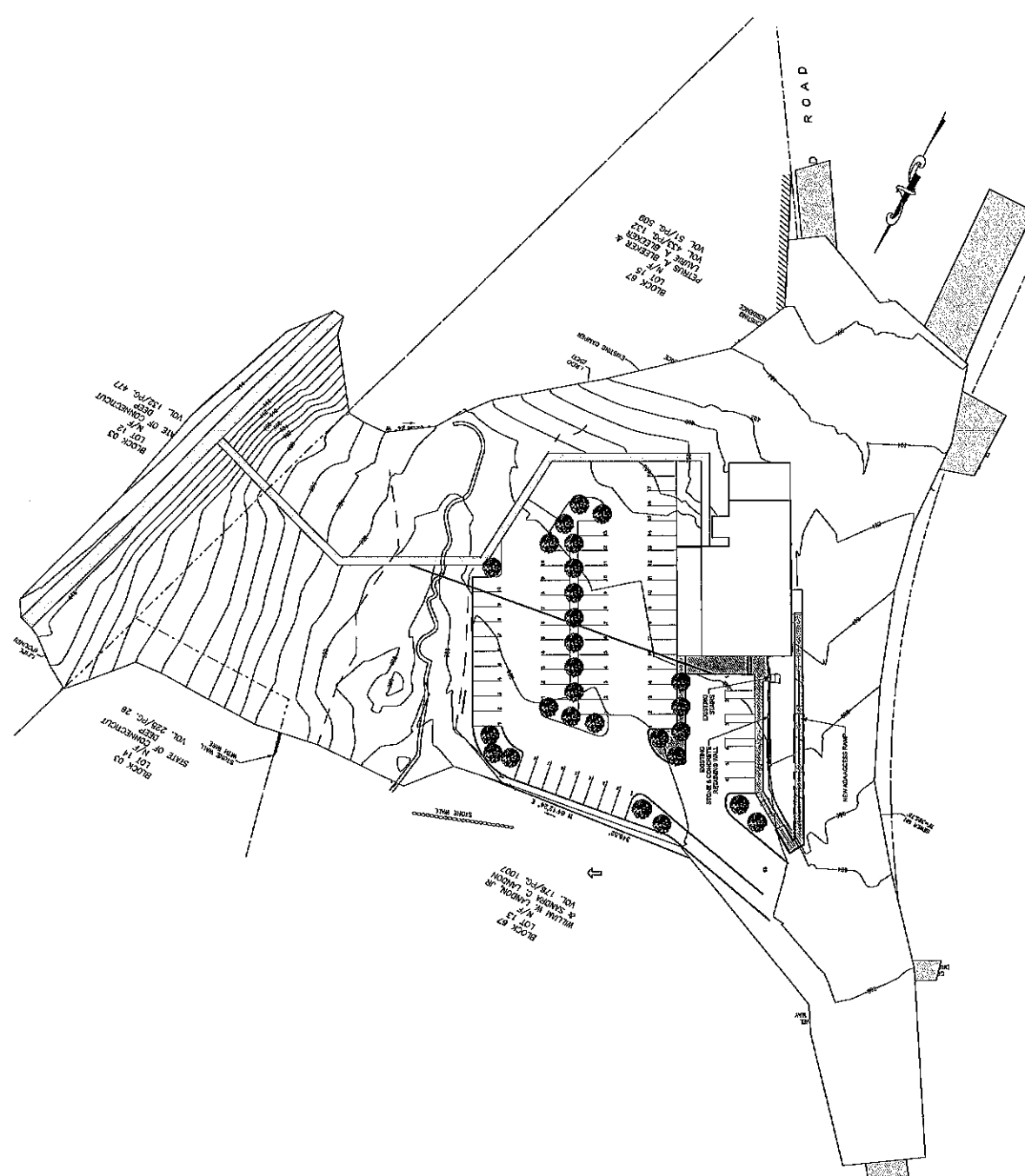
BOAD
600 JOHNSON AVE
STE 201
BROOKLYN, NY 11237
185 BURNHAM STREET
EAST HARTFORD, CT 06108
917.737.9067

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WWW.RHSWEERSARCHITECT.COM
ARCHITECTS OF RECORD FOR THE PROJECT

PROJECT INFO
TUSCHEN MILL
459 CHURCH STREET
HEBRON, CT

SUBMITTAL
**ARCHITECTURAL
SITE PLAN**

SHEET ID
AS-001
ISSUED: 9/3/09



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 32'

Signature: _____

BOARD
600 JOHNSON AVE
STE 201
BROOKLYN, NY 11237
185 BURNHAM STREET
EAST HARTFORD, CT 06108
917.767.9067

IN ASSOCIATION WITH THE ARCHITECTS:
R H SWEETS II, Proprietor
RH SWEETS ARCHITECT
this@sweetsllch.com

03/01/2005

• TURSHEN MILL
• 459 CHURCH STREET
• HEBRON, CT •

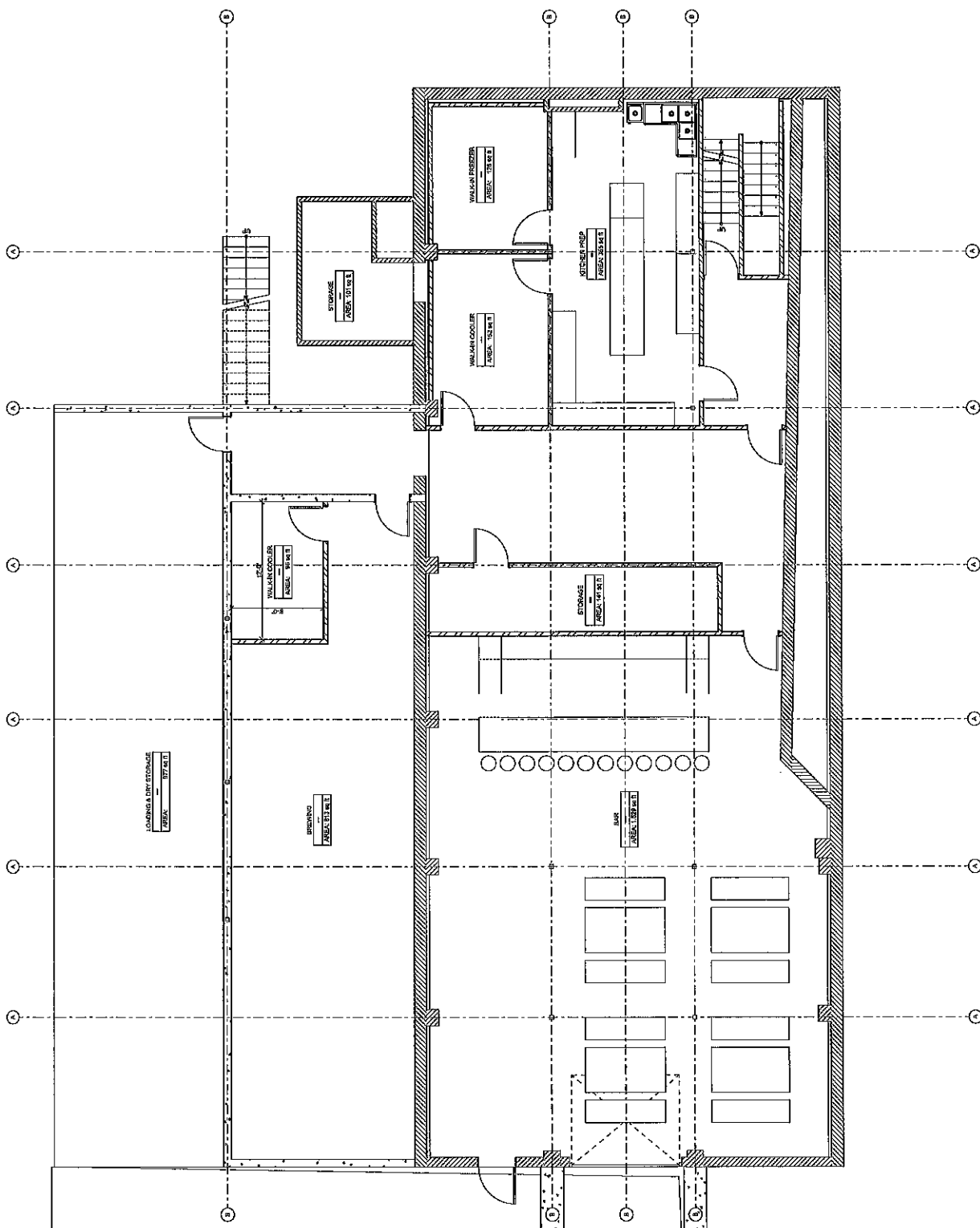
IMMUNES

LOWER LEVEL
FLOOR PLAN

QUESTIONS

A-100

01/13/2018



1 LOWER LEVEL FLOOR PLAN

[Signature]

BOAD
600 JOHNSON AVE
STE 201
BROOKLYN, NY 11237
105 BURNHAM STREET
EAST HARTFORD, CT 06108
917.767.9067

PROJECT INFO
TURKISHEN MILL
459 CHURCH STREET
HEBRON, CT
SHEET NAME
SECOND FLOOR
PLAN

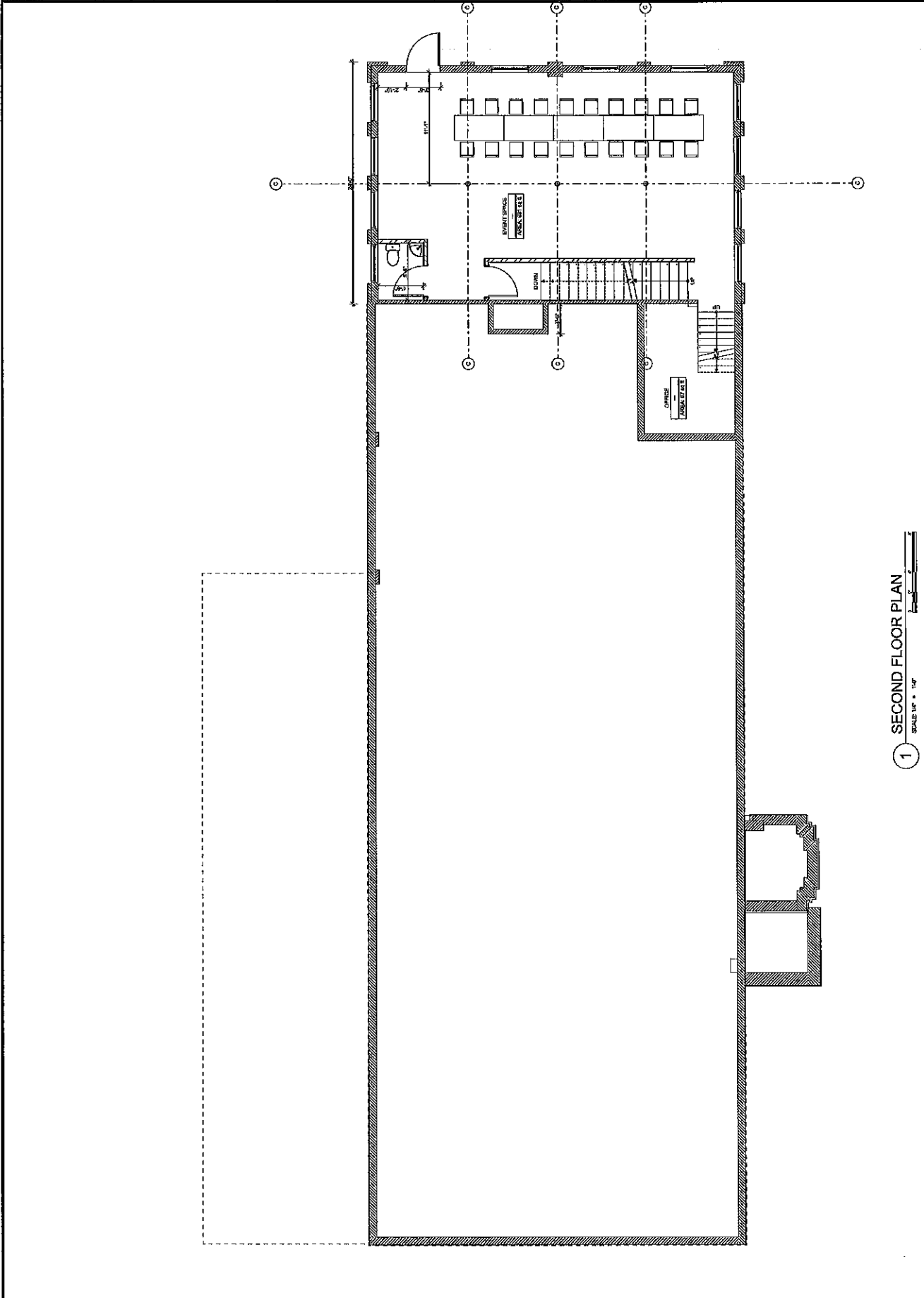
PROJECT INFO
TURKISHEN MILL
459 CHURCH STREET
HEBRON, CT
SHEET NAME
SECOND FLOOR
PLAN

PROJECT INFO
TURKISHEN MILL
459 CHURCH STREET
HEBRON, CT
SHEET NAME
SECOND FLOOR
PLAN

PROJECT INFO
TURKISHEN MILL
459 CHURCH STREET
HEBRON, CT
SHEET NAME
SECOND FLOOR
PLAN

PROJECT INFO
TURKISHEN MILL
459 CHURCH STREET
HEBRON, CT
SHEET NAME
SECOND FLOOR
PLAN

PROJECT INFO
TURKISHEN MILL
459 CHURCH STREET
HEBRON, CT
SHEET NAME
SECOND FLOOR
PLAN



1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

[Signature]

BOAD
600 JOHNSON AVE
STE 201
BROOKLYN, NY 11237
185 BURHAM STREET
EAST HARTFORD, CT 06108
917.767.9067

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185 BURHAM STREET
EAST HARTFORD, CT 06108
917.767.9067

PROJECT INFO

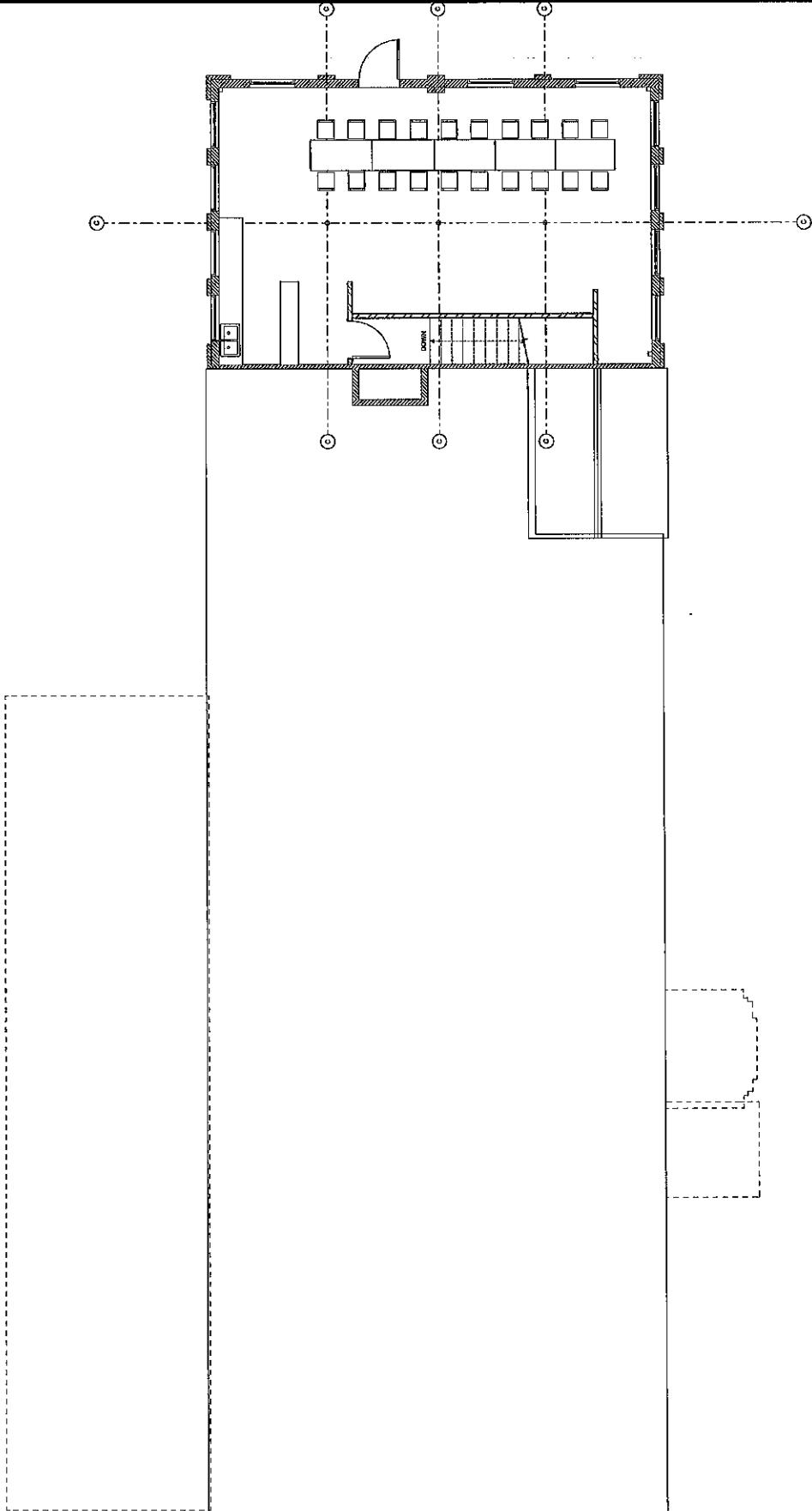
TUSCHEN MILL
459 CHURCH STREET
HARTFORD, CT
SOUTH

THIRD FLOOR PLAN

SHEET ID

A-103

ISSUED: 9/3/20



1 THIRD FLOOR

SCALE: 1/4" = 1'-0"



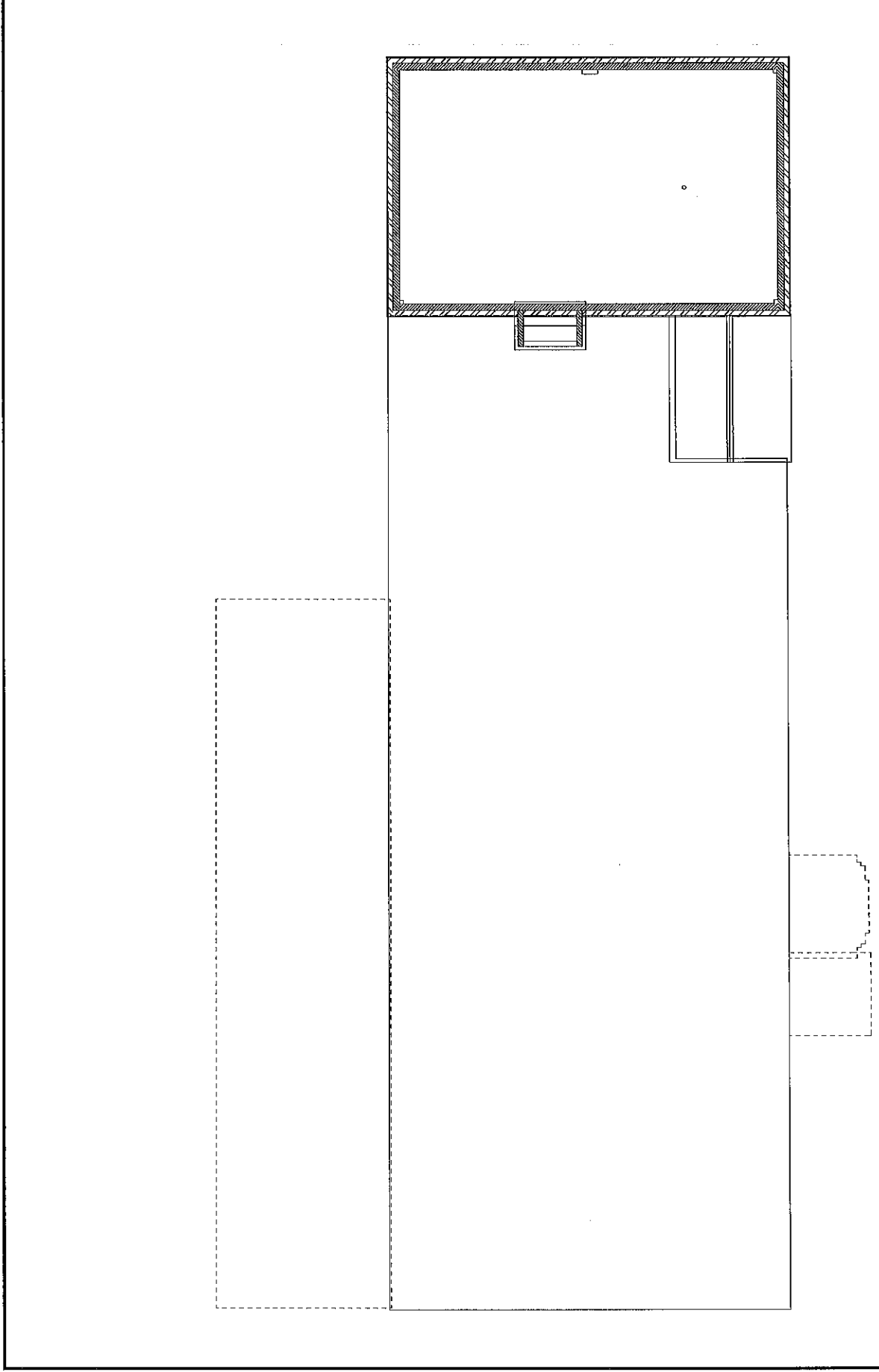
[Signature]

BOAD
600 JOHNSON AVE
STE 201
BROOKLYN, NY 11237
185 BURNHAM STREET
EAST HARTFORD, CT 06108
917.767.9067

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REVISIONS, THE ARCHITECT
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ACCURACY OF THE
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IS NOT RESPONSIBLE FOR
THE RESULTS OF THE
CONSTRUCTION OF THE
PROJECT.

PROJECT NO.
TURSHEN MILL
459 CHURCH STREET
HEBRON, CT
SHEET NAME
ROOF PLAN

DATE
A-104
ISSUED: 9/3/20



1 ROOF PLAN
SCALE: 1/4" = 1'-0"

[Signature]

BOARD
600 JOHNSON AVE
STE 201
BROOKLYN, NY 11237
185 BURNHAM STREET
EAST HARTFORD, CT 06108
917.767.9067

IN ASSOCIATION WITH THE ARCHITECT
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PROJECT INFO

TURSHEN MILL
459 CHURCH STREET
HEBRON, CT

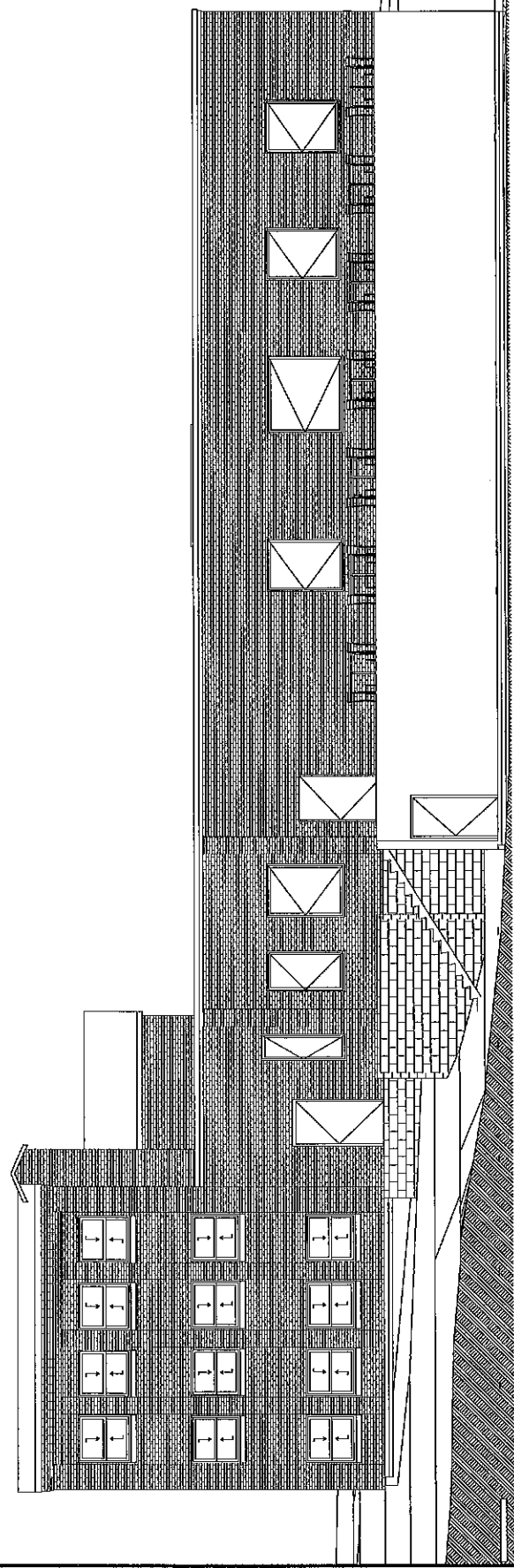
SHEET NAME

EXTERIOR
ELEVATIONS

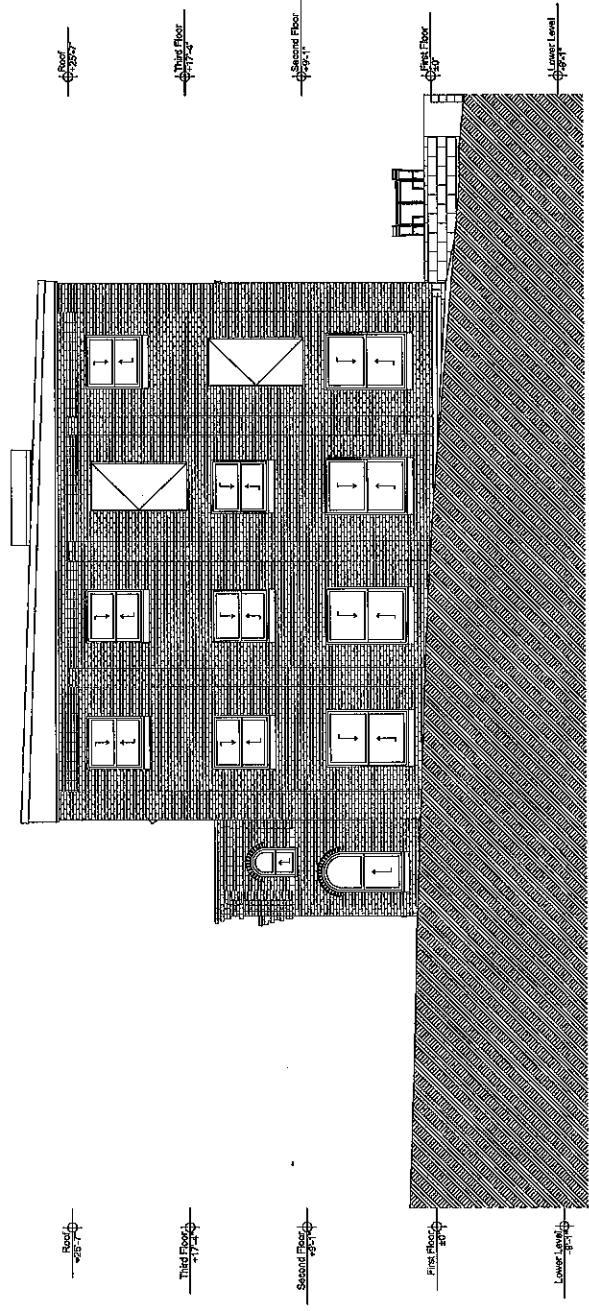
SHEET NO

A-201

ISSUED: 9/3/20



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

[Signature]

BOARD
 600 JOHNSON AVE
 STE 201
 BROOKLYN, NY 11237
 185 BURNHAM STREET
 EAST HARTFORD, CT 06108
 977.767.9067

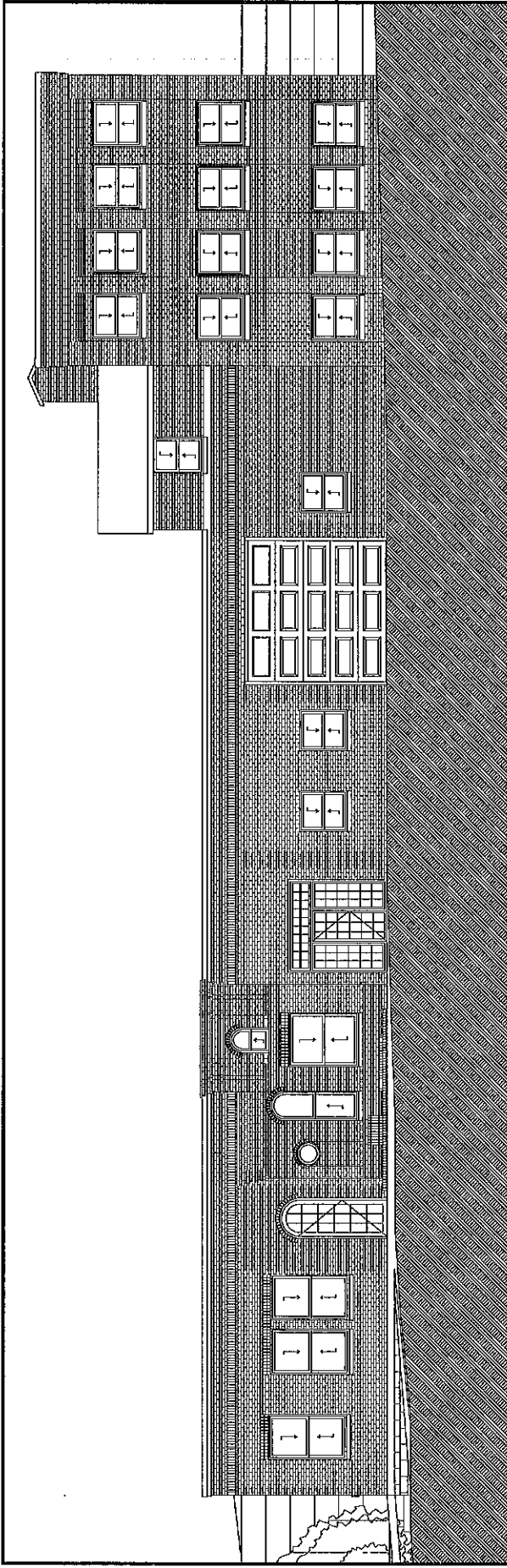
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PROJECT INFO

TURSHEN MILL
 459 CHURCH STREET
 HEBRON, CT
 SHEET NAME

EXTERIOR
 ELEVATIONS

SHEET
A-202
 ISSUED: 9/2/20



1 NORTH ELEVATION

SCALE 1/4" = 1'-0"

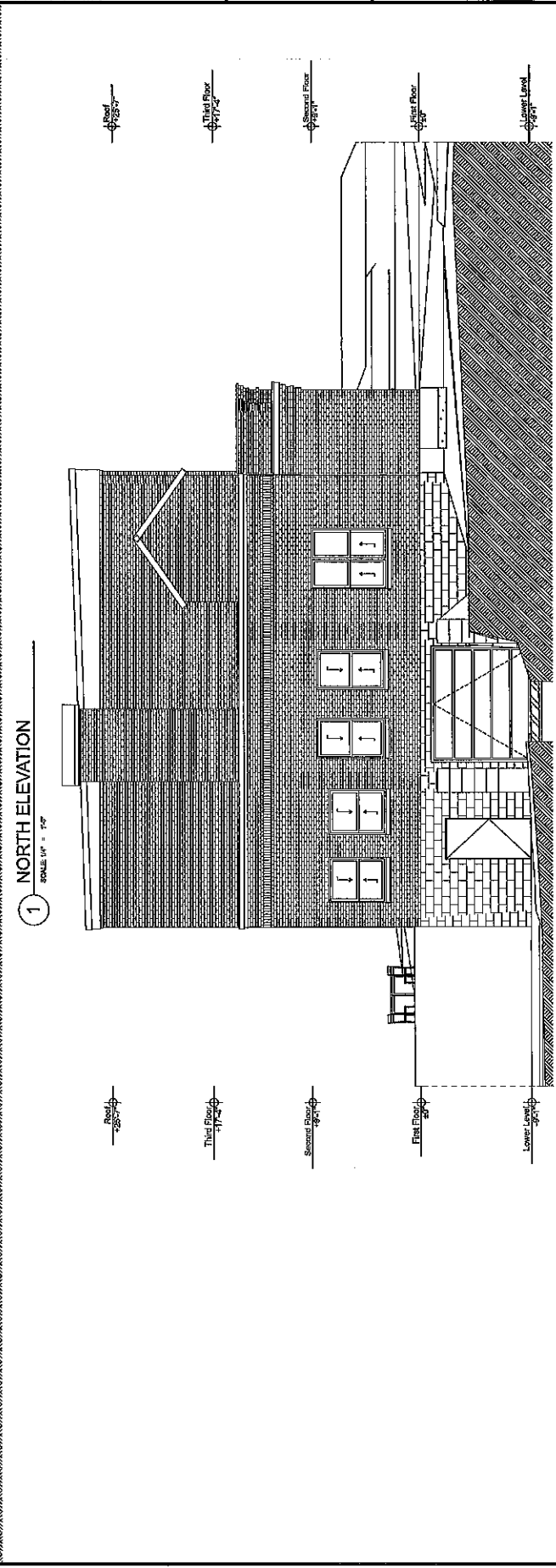
Roof
11'-0"

Third Floor
11'-0"

Second Floor
11'-0"

First Floor
11'-0"

Lower Level
11'-0"



2 EAST ELEVATION

SCALE 1/4" = 1'-0"

Roof
11'-0"

Third Floor
11'-0"

Second Floor
11'-0"

First Floor
11'-0"

Lower Level
11'-0"

Handwritten signature

BOARD
600 JOHNSON AVE
SIE 201
BROOKLYN, NY 11237
185 BURNHAM STREET
EAST HARTFORD, CT 06108
917.767.9067

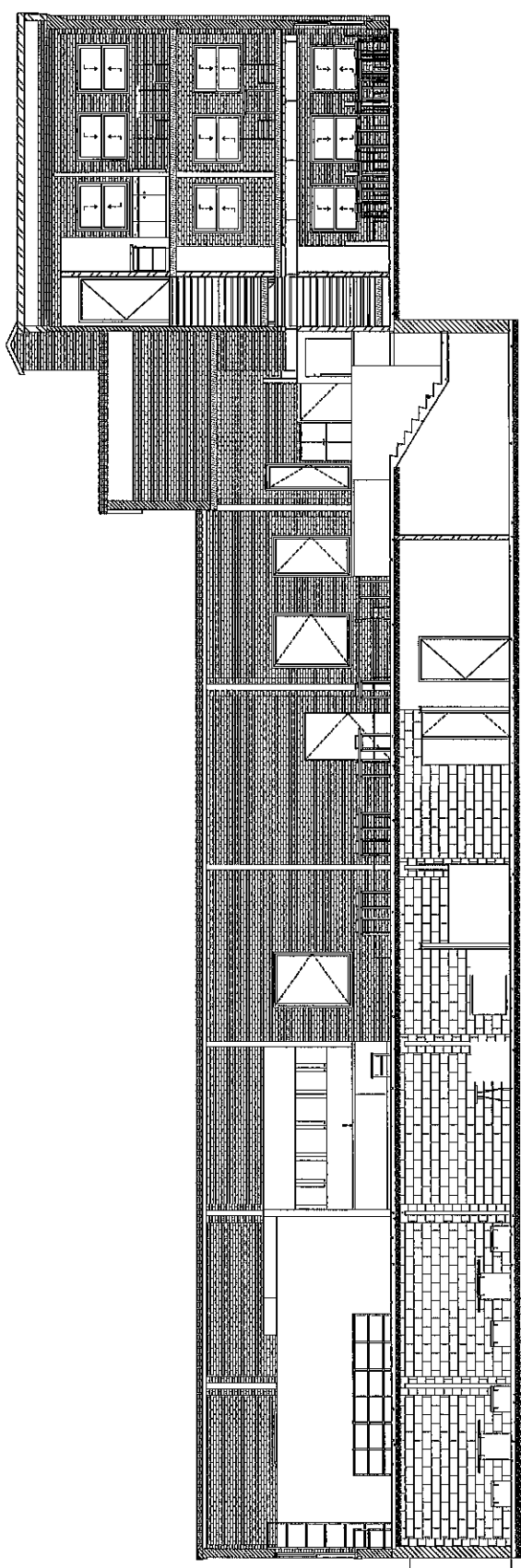
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R. J. SMITH ARCHITECT
RJA@rsmitharch.com

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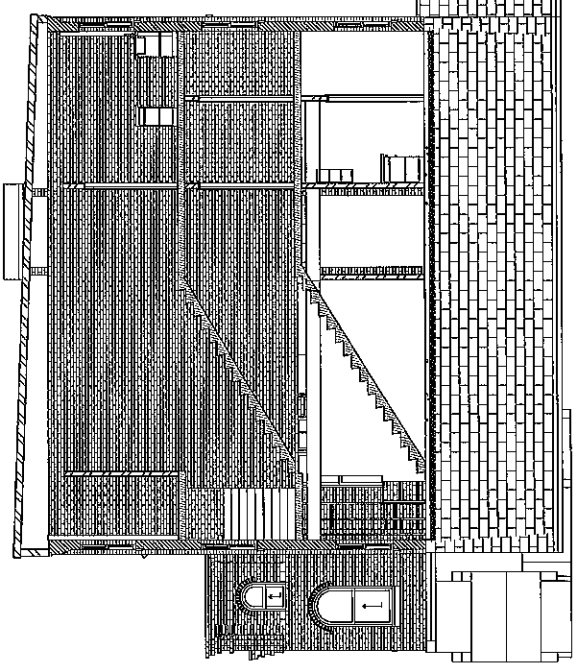
TURSHEN MILL
459 CHURCH STREET
HARTFORD, CT

BUILDING SECTIONS

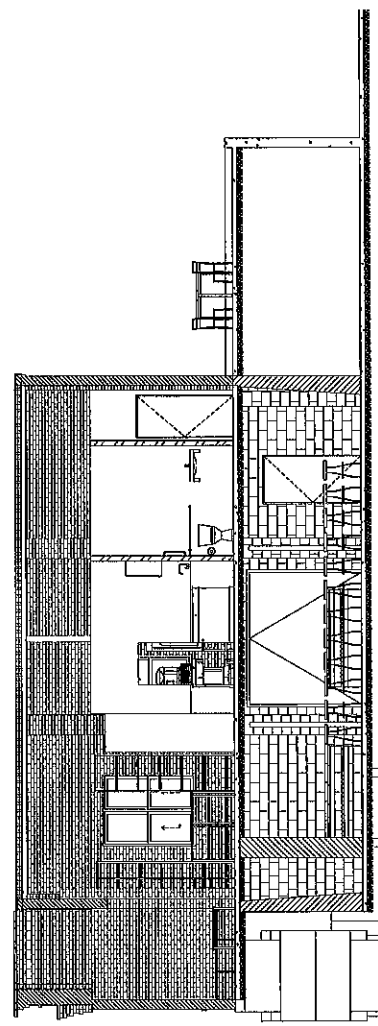
A-301
ISSUED: 9/3/20



3 BUILDING SECTION 1
SCALE: 1/4" = 1'-0"



1 BUILDING SECTION A
SCALE: 1/4" = 1'-0"



2 BUILDING SECTION B
SCALE: 1/4" = 1'-0"

TOWN OF HEBRON

**ECONOMIC
DEVELOPMENT INCENTIVE
PROGRAM**

DEVELOPED BY:

HEBRON ECONOMIC DEVELOPMENT COMMISSION

Approved by:

Hebron Board of Selectmen

Date: July 15, 2010

Revised: April 6, 2017

***Town of Hebron
Town Office Building
15 Gilead Street
Hebron, Connecticut 06248
TEL. (860) 228-5971
FAX (860) 228-5980
www.hebronct.com***

ECONOMIC DEVELOPMENT INCENTIVE PROGRAM

It is the policy of the Town of Hebron to encourage the development and expansion of quality types of businesses. In an effort to attract these select businesses, the Town may offer tax abatement or other economic incentives if the Economic Development Commission and the Board of Selectmen deem such action to be in the best interest of the Town.

TYPES OF BUSINESS/INDUSTRY TARGETED

Incentives will be used to encourage, but shall not be limited to, the following types of development:

1. Corporate headquarters
2. Corporate satellite offices
3. Campus-style office development
4. Research and development facilities
5. Light manufacturing facilities
6. Mixed-use facilities
7. Retail use
8. Information technology use
9. Private recreation facilities
10. Health Care Facilities to include continuing care centers

OBJECTIVES OF THE TOWN OF ECONOMIC DEVELOPMENT INCENTIVE PROGRAM

The Town is interested in attracting businesses that will accomplish, but shall not be limited, to these goals:

1. Generate additional tax revenue through real estate and/or personal property taxes.
 2. Provide employment opportunities.
 3. Provide high quality goods and services.
 4. Conform to the Goals and Policies of the Town of Hebron Plan of Conservation and Development.
-

Town of Hebron
Economic Development Incentive Program

TYPES OF ASSISTANCE AVAILABLE

A. NEW BUILDING CONSTRUCTION OR ADDITIONS TO EXISTING BUILDINGS

TAX AGREEMENTS AS PERMITTED UNDER CGS, Section 12-65b

The assessment of the real property and all improvements thereon or therein and to be constructed thereon or therein may be fixed, or may be phased-in, at the discretion of the Hebron Board of Selectmen as follows.

The Town of Hebron, by affirmative vote of its Board of Selectmen, may enter into a written agreement, for a period of not more than ten years, with any party owning or proposing to acquire an interest in real property in Hebron, fixing the assessment of the real property which is the subject of the agreement, and all improvements thereon or therein and to be constructed thereon or therein, subject to all of the other provision of this document and policy. For purposes of this policy, " all improvements thereon or therein and to be constructed thereon or therein " includes the rehabilitation of existing structures.

The assessment period shall commence with the fiscal year of the Town of Hebron for which a tax list is proposed on the October first immediately preceding the issuance of a certificate of occupancy for the new construction, or occupancy of the new construction. The assessment of the real property for the period prior to the assessment period shall be determined in the normal course pursuant to State and local laws and ordinance.

Application Requirement and Procedures

Any applicant who is delinquent in any taxes that are otherwise due to the Town of Hebron shall be ineligible to enter into any such agreement.

Applications are encouraged to be submitted to the Economic Development Commission prior to submission of the formal site plan application to the Planning and Zoning Commission.

The Economic Development Commission shall review the application, and shall receive supporting documentation and request a presentation from the applicant. The Economic Development Commission shall then make a report and recommendation to the Board of Selectmen within sixty (60) days of receipt of a completed application by the Economic Development Commission. The Board of Selectmen's action on the application shall be

Town of Hebron
Economic Development Incentive Program

final and shall occur within sixty (60) days of its receipt of approvals required by all Town agencies or Commissions.

The Board of Selectmen reserves the right to alter or waive any of the foregoing provisions. These guidelines may be changed, in whole or in part, or repealed in their entirety, at any time, without a public hearing, by action of the Board of Selectmen.

B. ROAD CONSTRUCTION, UTILITY EXTENSION AND IMPROVEMENT ASSISTANCE

The Town of Hebron may assist the applicant in its attempt to offset the cost of public roads proposed for construction and/or utilities proposed for extension and/or improvement to serve desirable businesses and industries.

In the case of new road construction, the property on both sides of the new road must be zoned for industrial or commercial uses.

The new road must, when completed, connect at one end with the existing highway system of the Town. The title to the land on which such road is to be constructed shall be conveyed to the Town by Warranty Deed, for a nominal consideration, upon completion and approval, before any contribution is made by the Town. The plan for such road and associated site development must receive the approvals required of all Town agencies or commissions. Costs eligible for reimbursement shall exclude electric service and telephone service.

In the case of utility extension/improvement, the plan for such extension/improvement and associated site development must receive the approvals required of all Town agencies or commissions. Applications for reimbursement shall be limited to the extension/improvement of storm-water drainage, sanitary sewer, and other municipal utilities as may become available.

The applicant's reimbursement shall be based on the difference between the tax revenue collected before improvements and issuance of the Certificate of Occupancy and the tax revenues after such events. The taxes are those attributable to real estate and personal property.

Subject to the foregoing and following conditions, the town may reimburse the applicant for up to 100% of the costs of eligible public improvements upon receipt and approval of documentation of expenses incurred. Reimbursement will be in three (3) annual installments after the road is accepted by the Town. Each installment will not be greater than 50% of the additional tax revenues generated by the improvements for that year up to a maximum of 33% of the total reimbursement amount. Reimbursement shall be due

Town of Hebron
Economic Development Incentive Program

sixty (60) days after the first tax payment is received from the facilities that generated the increase in the assessment. The three year period shall begin once public improvements are completed to the satisfaction of the Town, and when occupancy of the new construction occurs or when a Certificate of Occupancy is issued for any building(s) benefiting from such improvements.

The Board of Selectmen reserves the right to include in any agreement under the guidelines any additional requirements pertaining to the road construction, utility expansion/improvement or site development.

Application Requirements and Procedures

The application for Town reimbursement shall be approved prior to construction start-up on the project. The applicant shall bear all costs for the planning, engineering, and construction of such facilities.

Any applicant who is delinquent in any taxes that are otherwise due to the Town of Hebron shall be ineligible to enter into any such agreement.

Application shall be made to the Economic Development Commission, and shall be in such form and contain such information as prescribed by the Economic Development Commission. Information required shall include, but not be limited to, site plans, itemization of improvements by category, quantity and cost, construction schedules, projected additional employees, identification of any public incentives, financial or otherwise, which are included in the project financing.

The Economic Development Commission shall review the application, and shall receive supporting documentation and request a presentation from the applicant. The Economic Development Commission shall then make a report and recommendation to the Board of Selectmen within sixty (60) days of receipt of a completed application by the Economic Development Commission. The Board of Selectmen's action on the application shall be final and shall occur within sixty (60) days of its receipt of approvals required by all Town agencies or Commissions.

In the event of unusual or extraordinary circumstances, the Board of Selectmen reserves the right to alter or waive any of the foregoing provisions. These guidelines may be changed, in whole or in part, or repealed in their entirety, at any time, without a public hearing, by action of the Board of Selectmen.

**TOWN OF HEBRON
BOARD OF SELECTMEN
REGULAR MEETING
JUNE 6, 2024**

ECONOMIC DEVELOPMENT INCENTIVE PROGRAM

Matthew Bordeaux, the Town Planner, and Michelle Nicholson, Chairman of the Economic Development Commission, will be in attendance at the meeting to provide more information and respond to questions.

**TOWN OF HEBRON
BOARD OF SELECTMEN
REGULAR MEETING
JUNE 6, 2024**

**ECONOMIC DEVELOPMENT COMMISSION
MARKETING PLAN COMMUNICATIONS PROGRAM**

Matthew Bordeaux, the Town Planner, and Michelle Nicholson, Chairman of the Economic Development Commission, will be in attendance at the meeting to provide more information and respond to questions.

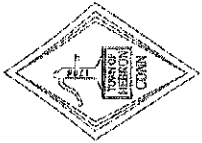
**TOWN OF HEBRON
BOARD OF SELECTMEN
REGULAR MEETING
JUNE 6, 2024**

APPROVE AND SIGN TAX RATE BILL

The Board of Finance set the mill rate at their meeting on May 30, 2024. Attached is the Tax Rate Bill prepared by the Revenue Collector. The Rate Bill will need to be signed by each Board member by June 30, 2024.

Proposed Motion:

Move that the Board of Selectmen approve and sign the Tax Rate Bill dated **May 31, 2024**, as presented by the Revenue Collector.



CONNECCTICUT

RATE BILL

May 31, 2024

At a meeting of the Board of Finance, Town of Hebron, legally warned and held on the 30th day of May 2024 A.D., it was voted to lay a tax of 34.50 mill on the dollar on the Real Estate & Personal Property Grand List of October 1, 2023 & 32.46 mill on the dollar for the Motor Vehicle Grand List of October 1, 2023.

The annexed Rate Bill is made in accordance with such vote.
At such meeting it was also voted that said tax shall be due and payable as follows:
Per ordinance

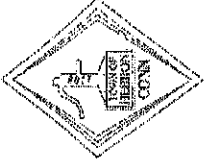
Selectman
Peter Kysper

Selectman
Daniel Larson

Selectman
Tiffany Thiele

Selectman
Keth Petri

Selectman
Claudia Riley



CONNECCTICUT

TAX WARRANT

To: Adrian MacLean, Collector of Taxes of the Town of Hebron in the
County of Tolland, Connecticut.

Greetings:

By authority of the State of Connecticut, you are hereby commanded forthwith to collect of each person named in the annexed list his proportion of the same, as therein stated, being a tax laid by the Board of Finance on the 30th day of May, 2024.

And you are to pay the amount of said tax less abatements, and less taxes the lien for which has been continued by certificate to the Treasurer/Finance Director of the Town of Hebron on or before the 30th day of June A.D. 2025.

And if any person fails to pay his proportion of said tax upon demand, you are to levy upon his goods and and after satisfying said tax and the lawful charges, return the surplus if any, to him; if such goods and chattels do not come to your knowledge, you are to levy upon his real estate and sell purchaser a deed thereof, or you are to garnish the wages due from such person from any employer, in the same manner as if judgment therefore had been entered, in

Dated at Hebron, Connecticut this _____ day of June, A.D. 2024.

Paul Pomprowitz - Justice of the Peace

The Board of Selectmen, acting as stewards of the Town and agents of the people, will provide services that promote safety; an affordable healthy living environment; and through effective land use and town resources, an economic base that creates jobs and tax assistance to the community while preserving our rural historic character.

**TOWN OF HEBRON
BOARD OF SELECTMEN
REGULAR MEETING (HYBRID)
TOWN OFFICE BUILDING – 15 GILEAD STREET**

Board of Selectmen Regular Meeting
June 20, 2024, 7:00 PM (America/New York)
**Please join my meeting from your computer, tablet or
smartphone.**

<https://meet.goto.com/991646421>

You can also dial in using your phone.

Access Code: 991-646-421

United States: [+1 \(224\) 501-3412](tel:+12245013412)

Get the app now and be ready when your first meeting starts:

<https://meet.goto.com/install>

Thursday, June 20, 2024

7:00 p.m.

AGENDA

Time Guideline

7:00 p.m. 1. CALL TO ORDER

7:00 p.m. 2. PLEDGE OF ALLEGIANCE

7:02 p.m. 3. ADDITIONS AND CHANGES TO THE AGENDA

7:05 p.m. 4. PUBLIC COMMENT

This section of the agenda is reserved for persons in attendance who wish to briefly address the Board of Selectmen. The Board requests that a person's comments be limited to a single period lasting three minutes or less. While the Board respects the right of the public to provide comment, this time is not intended for open discussion or a Board response. Residents who wish to request a dialogue should make arrangements to do so through the Town Manager's Office or the Board Chair. (Persons wishing to comment should type "comment" and your name in the chat box and you will be recognized.)

7:10 p.m. 5. GOOD TO KNOW/SPECIAL RECOGNITION

a)

7:15 p.m. 6. APPOINTMENTS AND RESIGNATIONS

a)

7:20 p.m. 7. TOWN MANAGER'S REPORT

- a) Recent Activities
- b) Correspondence
- c) Town Manager Updates

7:30 p.m. 8. OLD BUSINESS

- a) American Rescue Plan State and Local Recovery Funds Update
- b) Department of Public Works Action Committee Update
- c) Approval of Application for Economic Development Incentive for 459 Church, LLC
- d) Any Other Old Business

7:50 p.m. 9. NEW BUSINESS

- a) Set Special Town Meeting Date, Approve Call and Appoint Moderator and Alternate Moderator
- b) EDC Incentive Program 459 Church, LLC
- c) Draft Agenda for July 11, 2024 Meeting
- d) Any Other New Business

8:00 p.m. 10. CONSENT AGENDA

Consent agenda items are considered to be routine in nature, which the Board may not need to discuss individually and may be voted on as a group. Any board member who wishes to discuss a particular item in this section may request the Chair to remove it for later discussion and a separate vote if necessary.

a) **APPROVAL OF MINUTES**

10.a.1 June 6, 2024 – Regular Meeting

b) **TAX REFUNDS**

8:05 p.m. 11. LIAISON REPORTS

- a) AHM Youth Services – Peter Kasper
- b) Hebron BOE – Tiffany Thiele
- c) Board of Finance – Dan Larson
- d) Land Acquisition – Keith Petit
- e) RHAM BOE – Claudia Riley

8:15 p.m. 12. PUBLIC COMMENT

8:20 p.m. 13. ANTICIPATED EXECUTIVE SESSION

- a) Ratify Hebron Parks and Recreation Department (Parks Division)
International Union of Operating Engineers, Local 30

8:45 p.m. 14. ADJOURNMENT

**TOWN OF HEBRON
BOARD OF SELECTMEN
REGULAR MEETING
JUNE 6, 2024**

CONSENT AGENDA

Proposed Motion:


Move that the Board of Selectmen approve the following Consent Agenda items and motions contained therein as if individually adopted:

a) APPROVAL OF MINUTES

9.a.1 May 16, 2024 – Regular Meeting

**TOWN OF HEBRON
BOARD OF SELECTMEN
Regular Meeting (Hybrid)
Town Office Building – 15 Gilead Street
Thursday, May 16, 2024 - 7:00 PM**

MINUTES

RECEIVED
2024 MAY 17 P 12:11

HEBRON TOWN CLERK

ATTENDANCE:

Board of Selectmen (Present): Peter Kasper (Chair), Daniel Larson (Vice-Chair), Claudia Riley Keith Petit (*arrived at 7:27 p.m.*)

Board of Selectmen (Absent): Tiffany Thiele

Staff Present: Andrew Tierney, Donna Lanza, Craig Bryant (remote)

Guests: Community Voice Channel, Kathy Williams, John Matra, Terry McManus, Girl Scouts Troop 65186

1. Call to Order

2. Pledge of Allegiance

Chair P. Kasper called the meeting to order at 7:03 p.m. and led the Pledge of Allegiance.

3. Additions and Changes to Agenda

Item 9.C (Statement on Housing in Hebron) was added.

4. Public Comment

None.

5. Good to Know/Special Recognition

A. Girl Scouts Troop 65186 Bronze Award Project

A. Tierney introduced local troop 65186, who presented their Bronze Award Project, focusing on educating potential pet owners on the responsibilities and realities of pet ownership. Troop members created a website (<https://sites.google.com/view/troop-65186-helping-animals/>) with answers to common pet-ownership questions, and links to many resources. Their work will be on display at Town Hall as well.

6. Appointments and Resignations

A. Public Building Committee Resignation and Department of Public Works Action Committee Resignation

Motion by P. Kasper that the Hebron Board of Selectmen accept the resignation of David Foster from the Public Building Committee and the Department of Public Works Action

**TOWN OF HEBRON
BOARD OF SELECTMEN
Regular Meeting (Hybrid)
Town Office Building – 15 Gilead Street
Thursday, May 16, 2024 - 7:00 PM**

Committee effective June 1, 2024, with regret and sincere thanks for his many years of dedicated service to the Town of Hebron. The motion passed unanimously (3-0).

B. Commission on Aging Resignation

Motion by D. Larson that the Hebron Board of Selectmen accept the resignation of Tonya Maurer from the Commission on Aging with regret and thanks for her service to the Town of Hebron. The motion passed unanimously (3-0).

7. Town Manager's Report

Further refinement of ARPA project costs and statuses with department heads and vendors is ongoing, with an in-depth update scheduled for the June 6 BoS meeting. The Wall Street sidewalk project is nearly complete, with a ribbon cutting ceremony scheduled for May 18 at 10 a.m. Improvements at the Rt 316/66 intersection will begin the first week of June. Memorial Day Parade is Monday the 27th, beginning at 11 a.m. at RHAM. Negotiations with the Parks and Rec employee union are ongoing. DPW employee negotiations are slated for this summer.

8. Old Business

A. ARPA Funds Update

Current ARPA status report was included in the agenda. D. Lanza stated a contract to complete the hybrid meeting room setup at the library has been signed, with installation scheduled for the summer, and is anticipated to be on-budget. Security needs assessments for town buildings have been conducted, and proposals are expected in the next few weeks. Updated cost requirements (also included in the agenda) for projects including the skatepark, dog park, police Tasers, DPW radios, and Peters House improvements were discussed. (*K. Petit arrived at 7:27 p.m.*). Two options for skatepark construction are under consideration. A modular design would be cheaper, while a concrete park would likely last longer. C. Bryant will provide further detail on both options at the next meeting. It was noted approximately \$146,000 is likely to be returned to ARPA, due to reimbursement for the Wall Street project.

Motion by P. Kasper and seconded by D. Larson to allow for \$11,218 of additional funding for the prior approved project associated with the purchase of tasers for our police force, for a total purchase price of \$27,299.

Discussion:

TOWN OF HEBRON
BOARD OF SELECTMEN
Regular Meeting (Hybrid)
Town Office Building – 15 Gilead Street
Thursday, May 16, 2024 - 7:00 PM

C. Riley stated her discomfort at SROs (School Resource Officers) carrying them in schools, and requested further information.

The motion passed (3-0-1, with C. Riley abstaining).

Motion by P. Kasper and seconded by D. Larson to move forward with the attorney-approved new project for the DPW radio purchase in the amount of \$30,917. The motion passed unanimously (4-0).

B. DPWAC Update

Updated information on the Town's website recently went live. Appraisals for the Eversource parcel have been received, and negotiations are anticipated soon. A. Tierney noted Eversource would need approval from PURA to complete a sale, which would also require approval from Hebron voters. Design cost proposals are being evaluated, with additional bids likely to be sought.

C. FY 2024-2025 Budget Update

Town and CIP budgets were both passed at referendum. The Board of Finance will meet May 30.

D. Other Old Business

None.

9. New Business

A. Draft Agenda for June 6, 2024 Meeting

B. Other New Business

None.

C. Statement on Housing in Hebron

Selectmen reviewed a draft statement on housing in Hebron, written in response to inquiries from residents. Some have expressed hesitation and confusion regarding proposed Commons CDC mixed-income housing at 60 Church Street. The BoS discussed the need for clarity, public understanding, and a consistent response regarding the project. There was also discussion on community engagement from Commons CDC, including suggestion of an FAQ section to address residents' concerns. BoS input on the draft statement is sought by the beginning of next week.

10. Consent Agenda

Discussion:

D. Larson noted on page 3 of 5, he made the original motion, with P. Kasper offering a friendly amendment.

**TOWN OF HEBRON
BOARD OF SELECTMEN
Regular Meeting (Hybrid)
Town Office Building – 15 Gilead Street
Thursday, May 16, 2024 - 7:00 PM**

Motion by P. Kasper that the Hebron Board of Selectmen approve the following consent agenda items and motions contained therein as if individually adopted, with the change noted.

A. Approval of Minutes

1. May 2, 2024 – Regular Meeting

The motion passed unanimously (4-0).

11. Liaison Reports

A. AHM – No report.

B. Hebron BoE – No report.

C. BoF – D. Larson reported the next meeting is May 30th.

D. OSLAC – No report.

E. RHAM BoE – C. Riley stated the Superintendent's Evaluation process has begun.

Graduating seniors will wear shirts with their college choice during walkthroughs at the elementary schools.

12. Public Comment

None.

13. Adjournment

Motion by P. Kasper and seconded by D. Larson to adjourn at 8:11 p.m.

Respectfully submitted,
Hannah Walcott (Board Clerk)