

Town of BEACON FALLS
Connecticut

ECONOMIC DEVELOPMENT COMMISSION

November 17, 2010

Town Clerk, Kurt Novak
C/o Town Hall
10 Maple Avenue
Beacon Falls, CT 06403

92049
Kurt Novak

Dear Mr. Novak:

Please be advised that the **Beacon Falls Economic Development Commission** has **CANCELLED** its Monthly Meeting scheduled for **Monday, November, 22, 2010**.

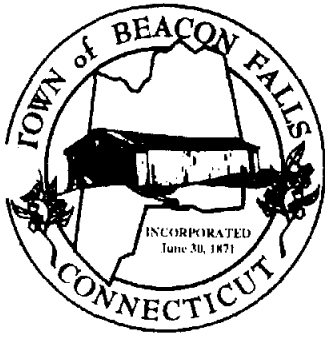
Thank you.

Sincerely,

Karen A. Wilson

Karen A. Wilson
Clerk for the Economic Development Commission

Cc: Board of Selectmen, Economic Development Commission, DeCarlo & Doll,
Planning & Zoning, Inland Wetlands Comm.



Town of BEACON FALLS
Connecticut

ECONOMIC DEVELOPMENT COMMISSION

November 15, 2010

Town Clerk, Kurt Novak
C/o Town Hall
10 Maple Avenue
Beacon Falls, CT 06403

1:42 PM
Kurt A. Beckett

Dear Mr. Novak:

Please be advised that the **Beacon Falls Economic Development Commission** has **SCHEDULED** its regular **Monthly Meeting** for **Monday, November 22, 2010**, beginning at **7:30 P.M.** in the **Town Hall Assembly Room**, 10 Maple Avenue. Beacon Falls.

AGENDA

1. Call to Order
2. Approval of Minutes
3. Comments from the Public
4. Correspondence
5. Old Business
 - a. Main Street Development Corporation – update
 - b. DeCarlo & Doll – Report
 - c. HUD Monies
6. New Business
7. Payment of Bills
8. Grant Status and News
 - a. Streetscape Enhancement – Status
9. Adjournment

Thank you.

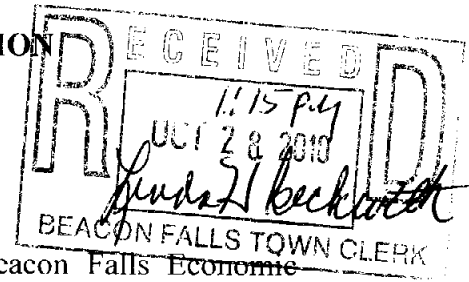
Sincerely,

Karen A. Wilson
Karen A. Wilson

Clerk for the Economic Development Commission

Cc: Board of Selectmen, Economic Development Commission, DeCarlo & Doll,
Planning & Zoning, Inland Wetlands Comm.

ECONOMIC DEVELOPMENT COMMISSION
REGULAR MONTHLY MEETING
OCTOBER 25, 2010
MINUTES
(Draft Copy – Subject to Revision)



A. SanAngelo called the Regular Monthly Meeting of the Beacon Falls Economic Development Commission to order at 7:30 P.M. .

COMMISSIONERS PRESENT: A. SanAngelo, E. Korzon, E. Micklos, M. Bronn., J. Woodward and J. Norton.

COMMISSIONERS ABSENT: J. Betkoski.

OTHERS PRESENT: First Selectman S. Cable, Selectman M. Krenesky, E. Groth. and L. Appel

MINUTES

Minutes from the September 23, 2010 Special Meeting as prepared by J. Betkoski were reviewed. **M. Bronn made motion to approve the Minutes as presented.** 2nd J. Woodward All aye.

PUBLIC COMMENTS

First Selectman S. Cable introduced L. Appel to the Commission, adding she might be able to help the Commission in looking for grant funding and possibly come up with some new ideas to help with Economic Growth in the Town. She noted that she had come highly recommended by J. Ryan, CEO of the Shelton Economic Development Commission.

L. Appel gave a brief history of her experience and credentials, adding she had worked for the State Department of Economic Development and has experience with the Brownfields Program. She said she would like to compile a snapshot of Beacon Falls by gathering various data, suggesting the Commission get key people to help determine what the priorities are..

S. Cable noted that no contract or any other agreement has been signed with L. Appel.

S. Cable noted that other than Engineering Consultants and the services of a Planning Consultant, the Town has never had any paid staff with regard to economic development issues. She added Town has been fortunate to utilize both the Waterbury COG and the Valley COG, noting the Town falls in the middle of both COG's but is a member of the Waterbury COG.

S. Cable noted that the Town utilizing the services of a grant writer who is currently trying to get some funding for an EDC Planning Grant. J. Woodward asked how a grant writer would get paid, citing fact that some grant writers get a percentage of any monies they get in.

**ECONOMIC DEVELOPMENT COMMISSION
REGULAR MONTHLY MEETING
OCTOBER 25, 2010
MINUTES
(Draft Copy – Subject to Revision)**

L. Appel suggested going out to the various local businesses to keep them informed of the Commission's activities and to find out what are the greatest needs. A. SanAngelo noting the Town has done its best, noting the Enterprise Corridor Zone in which the Town is a part of. He said the Commission welcomes any assistance as the Commission has a meager \$1500 budget to promote the Town.

E. Korzon felt this would be a positive move for the Town.

DECARLO & DOLL'S REPORT

No report received.

OLD BUSINESS/NEW BUSINESS

1. A. SanAngelo noted he had read the Board of Selectmen's Minutes on line and found no mention of issues the Economic Development Commission had expressed to the BOS, noting the following: the beaver problem at the Commerce Park, no light on the signage to the Commerce Park, and the illegal guard rail located on Alliance Circle, which is a liability hazard. He added it is important to keep the Commerce Park looking nice if you want to keep and attract businesses to the Park.
2. E. Korzon suggested there be an on-going schedule as to maintenance of the Commerce Park, with S. Cable noting this is being worked on. She also noted the beaver situation has been an on-going problem and it is and has been addressed at various times.
3. S. Cable noted Dr. Dey is interested in buying some land on the corner of Pinesbridge Road, which is large enough to house a 5,000 sq. foot building
4. S. Cable also noted the following:
 - M. Horbal did show Dr.Dey various options for his medical facility.
 - Haynes is investigating a project with Aurora Products to put up a 2,000,000 sq. ft. facility on the property between the connector road and Beacon Falls The business could hire from 150 to 250 employees. (this is on property behind O&G)
 - She has met with Sean Hayes from Portland to develop the Toby's Pond area into a recreational facility maybe focusing on the 3 to 13 year old age group. S. Hayes is connected with the Brownstone Quarry who has an agreement with the Town of Portland.
 - S. Cable read letter from Town Attorney D. Civitello with regard to the proposed Valley Fire School, citing the sovereign power of the State of Connecticut, as being a very expensive legal matter to think about. S. Cable noted she has asked Attorney S. Byrne to look into this, as she does not have a file on this. A. SanAngelo suggested taking a look at how property values might have been affected with the presence of a Fire

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**ECONOMIC DEVELOPMENT COMMISSION
REGULAR MONTHLY MEETING
OCTOBER 25, 2010
MINUTES**

(Draft Copy – Subject to Revision)

School in a Town. He suggested something like a ‘special tax zone’ could be offered to businesses who have been adversely affected by a fire school. S. Cable also noted a Pilot Program, adding that this program fluctuates too much. She also suggested asking the Legislature to nullify the school being built in Beacon Falls. She also noted she has asked Congresswoman R. DeLauro to look into this matter as well. It was generally agreed that this proposal was not handled very well, with E. Groth adding he felt the whole thing was ‘very deceitful’ as it was hidden behind obscure newspaper notices. E. Korzon also noted the possible million dollar tax loss to the Town in ten (10) years, with S. Cable adding the Town has to find a way to make up for that lost tax revenue. A. SanAngelo ended by saying the Fire School could be very detrimental to future businesses coming into the Town.

5. S. Cable noted the Depot Street Bridge should be completed in late November, adding there will be some type of dedication ceremony to mark its completion.,
6. S. Cable noted the Town had to pay \$11,000 as part of the Town’s co-pay of the Streetscape Enhancement Project, to go out to bid. She added the State is still trying to suggest some alternatives, and with a new person in charge of the DOT, she does not know what might happen. She noted that resident R. Spear has been very helpful with the project as he has reviewed the plans and has made some very good suggestions. A. SanAngelo noted another good time for construction has come and gone because the DOT is taking so long with this project. S. Cable noted construction might start in March 2011. A. SanAngelo added that this \$11,000 payment is one of the first times the Town had to pay from its own coffers with regard to other grants the Town has gotten.
7. J. Woodward asked about the Tracy Lewis House, with S. Cable noting that two (2) of the three (3) Board of Selectmen voted to go along with the Planning & Zoning Commissions recommendation to tear down the structure. She noted that several people have expressed an interest in serving on a new Committee, and noted that including an Economic Development office, might help to get some future funding. Brief discussion on connecting the Senior Center and Library to any new building.
8. A. SanAngelo said everything seems to boil down to a lack of communication between the various Boards and Commissions, the elected officials and the residents, adding the Town should be actively recruiting residents to take an active role in their Community

NEW BUSINESS

1. M. Bronn noted he had sent a letter to the Commission expressing his intent to resign from the Economic Development Commission. A. SanAngelo asked members to begin thinking of someone who might want to serve on this Commission. He asked E. Groth to consider becoming a member.

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**ECONOMIC DEVELOPMENT COMMISSION
REGULAR MONTHLY MEETING
OCTOBER 25, 2010
MINUTES**

(Draft Copy – Subject to Revision)

2. Question asked who would be paying L. Appel for her services, what services would she provide and how would her work be measured.
3. E. Groth commented that it should be the Economic Development Commission should be driving the economic development issues and not getting an update from the First Selectman. A. SanAngelo added some businesses only deal with the elected officials rather than speaking directly with an Economic Development Commission. E. Groth said it appears that this Commission has a lot of responsibility without having any real authority. A. SanAngelo added that over the years the Economic Development Commission has benefited from over \$5,000,000 in grants and people should be made aware of this.
4. Discussion on utilizing the Internet to promote the Town.
5. Discussion on wind power being proposed in Prospect.
6. A. SanAngelo brought up idea of setting up some type of endowment for purpose of education funding to help offset Town's contribution towards education. S. Cable said she would look into this.
7. M. Krenesky noted he had attended a meeting of the Healthy Valley with regard to the creation of an Historical Heritage Designation. The project will take a look at cultural diversity in the Valley. There is a possibility of some funding for this.
8. A. SanAngelo suggested contacting John Monroe who did a lot of work in Beacon Falls with regard to Volunteer Park and other areas. He added he is back working in the valley and would be a good resource.
9. A. SanAngelo noted the Plan of Conservation and Development Committee is holding a meeting on Wednesday, October 27, 2010.

CORRESPONDENCE

1. Copy of letter to the State of Connecticut Department of Public Works with regard to the Town's objection to the Valley Fire School scheduled to be built in the Commerce Park.
2. The Commission sent a letter to the Board of Selectmen asking them to consider appropriating monies for a website for the Commission. A. SanAngelo noted the Economic Development Commission is not even mentioned on the Town's website. Discussion. M. Krenesky, a member of the Website Development Committee noted the Town is getting what is paying for with regard to the Town's website, adding the original purpose of the Committee was to set up a Town website in order to comply with necessity of posting Board and Commission Meeting Agendas and Minutes. He agreed the website should be further developed. It was noted links should include both the Valley and Waterbury Chambers. S. Cable agreed it is time to move forward. All agreed that that the way to go is to utilize the Internet. The Town's website needs to be user friendly, as users want to get their information easily and quickly. Discussion noted there needs to be someone who can manage the website and keep it updated, otherwise it is useless. A. SanAngelo suggested possibility of tapping in the high school's resources for some assistance. S. Cable noted the Town uses the

OCT 28 2010

**ECONOMIC DEVELOPMENT COMMISSION
REGULAR MONTHLY MEETING
OCTOBER 25, 2010
MINUTES**

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GIS system, but the problem being that information has to be updated and you need staff and equipment to accomplish this.

GRANT NEWS/UPDATES

None at this time.

PAYMENT OF BILLS

Clerk's bill was approved for payment.

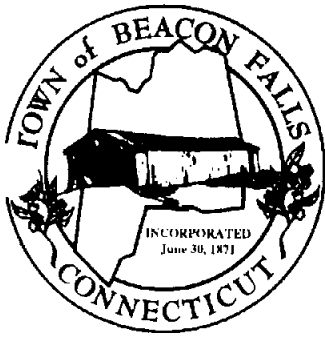
With no other business, **E. Korzon made motion to adjourn the meeting at 9:10 P.M. 2nd by J. Norton. All aye.**

Respectfully Submitted,

Karen A. Wilson

Karen A. Wilson, Clerk of the Economic Development Commission
Monthly Meeting – October 25, 2010

OCT 28 2010

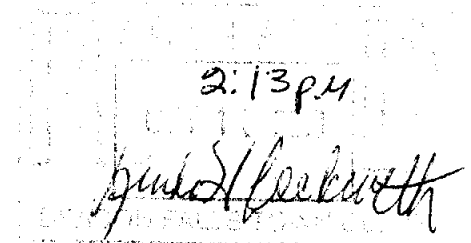


Town of BEACON FALLS
Connecticut

ECONOMIC DEVELOPMENT COMMISSION

October 18, 2010

Town Clerk, Kurt Novak
C/o Town Hall
10 Maple Avenue
Beacon Falls, CT 06403



Dear Mr. Novak:

Please be advised that the **Beacon Falls Economic Development Commission** has **SCHEDULED** its regular **Monthly Meeting** for **Monday, October 25, 2010**, beginning at **7:30 P.M.** in the **Town Hall Assembly Room**, 10 Maple Avenue, Beacon Falls.

AGENDA

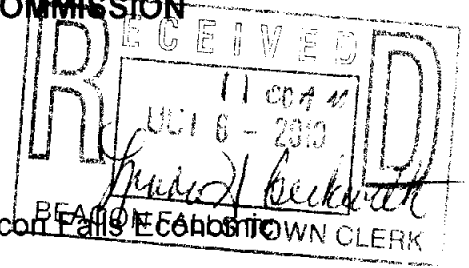
1. Call to Order
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3. Comments from the Public
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 - a. Main Street Development Corporation -- update
 - b. DeCarlo & Doll -- Report
 - c. HUD Monics
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8. Grant Status and News
 - a. Streetscape Enhancement -- Status
9. Adjournment

Thank you.

Sincerely,
Karen A. Wilson
Karen A. Wilson
Clerk for the Economic Development Commission

Cc: Board of Selectmen, Economic Development Commission, DeCarlo & Doll,
Planning & Zoning, Inland Wetlands Comm.

BEACON FALLS ECONOMIC DEVELOPMENT COMMISSION
REGULAR MONTHLY MEETING
SEPTEMBER 27, 2010
MINUTES
(Draft Copy – Subject to Revision)



Chairman A. SanAngelo called the Regular Meeting of the Beacon Falls Economic Development Commission to order at 7:35 p.m.

COMMISSIONERS PRESENT: A. SanAngelo, E. Korzon, J. Betkoski, J. Woodward and E. Micklos

COMMISSIONERS ABSENT: J. Norton, M. Bronn

OTHERS PRESENT: Selectman M. Krenesky, E. Groth, Diane M. Brousseau

Mr. Edward Miklos was welcomed as the newest member of the Commission.

MINUTES:

Minutes from April 26, 2010 meeting were reviewed, motion to approve by J. Betkoski, seconded by E. Korzon. All aye

CORRESPONDENCE:

1. July 23, 2010 letter regarding light at Commerce Park sign sent to Board of Selectmen has not been responded to. Members asked that the Board of Selectmen do so.

OLD BUSINESS:

1. Walkway bids (South) should be going out within the next 30 days.
2. Depot Street Bridge should be completed by November. First Selectman Cable would like to have a dedication ceremony.
3. Meeting with Council of Governments on walkway will be held in October 2010.
4. Town is exploring the possibility of purchasing Rimmon School and the land that it is on.
5. EDC members suggested that an alternative site for the Rimmon School might be at the end of North Main Street next to the police station.

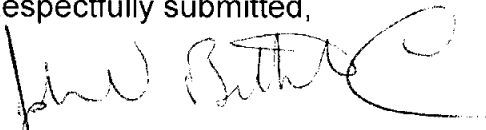
NEW BUSINESS:

1. Chairman SanAngelo gave a report on his participation in an Economic Development Forum. He talked about how Connecticut ranks nationwide as a place to do business. He also talked about innovative ways to attract businesses to our community (ex. Utilizing town residents as marketers.)

2. Selectman Krenesky talked about the planning process in Beacon Falls. He voiced concerns about how we go about doing this. Plan of Development Committee meets the 4th Wednesday of the month. Brian Miller is assisting them.
3. Chairman SanAngelo suggested that the town allocate funds for a web page to promote economic development in Beacon Falls utilizing "The Community Fit Matrix". Motion made by Commissioner Korzon, seconded by Commissioner Micklos that we send a letter to Board of Selectman suggesting the above. All aye.
4. Discussion on the sale of lots 1, 3 and 5 to the State of Connecticut for a fire training school at Commerce Park took place. First Selectman Cable is obtaining data to let the State know how much Beacon Falls will be losing in tax revenue because of the fire school. Extensive discussion took place surrounding the fire school. Some of the issues raised were: traffic, smoke, congestion and the closeness to Pond View Condominiums. Motion made by Commissioner Woodward and seconded by Commissioner Korzon that the EDC send a letter to the Board of Selectmen raising their concerns. Particular emphasis in the letter should be the proximity of the fire school to the high school, a proposed medical facility and the 55 and over condominium community. All aye.
5. Alternative sites for the fire school were discussed.

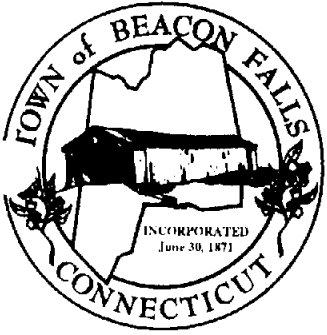
With no other business, J. Betkoski made a motion to adjourn the meeting at 9:15 p.m., seconded by E. Micklos. All aye.

Respectfully submitted,



John W. Betkoski, III
Commissioner (BFEDC)

OCT - 6 2010

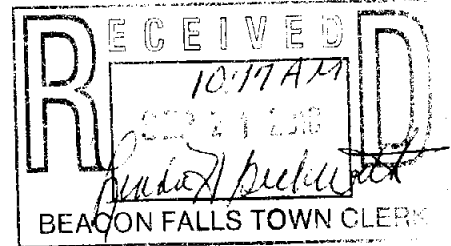


Town of BEACON FALLS
Connecticut

ECONOMIC DEVELOPMENT COMMISSION

September 21, 2010

Town Clerk, Kurt Novak
C/o Town Hall
10 Maple Avenue
Beacon Falls, CT 06403



Dear Mr. Novak:

Please be advised that the **Beacon Falls Economic Development Commission** has **SCHEDULED** its regular **Monthly Meeting** for **Monday, September 27, 2010**, beginning at **7:30 P.M.** in the **Town Hall Assembly Room**, 10 Maple Avenue, Beacon Falls.

AGENDA

1. Call to Order
2. Approval of Minutes
3. Comments from the Public
4. Correspondence
5. Old Business
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8. Grant Status and News
 - a. Streetscape Enhancement – Status
9. Adjournment

Thank you.

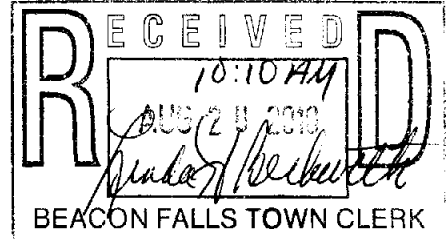
Sincerely,

Karen A. Wilson
Karen A. Wilson

Clerk for the Economic Development Commission

Cc: Board of Selectmen, Economic Development Commission, DeCarlo & Doll,
Planning & Zoning, Inland Wetlands Comm.

ECONOMIC DEVELOPMENT MEETING



August 20, 2010

Mr. Kurt Novak
Town Hall
10 Maple Ave.
Beacon Falls, CT 06403

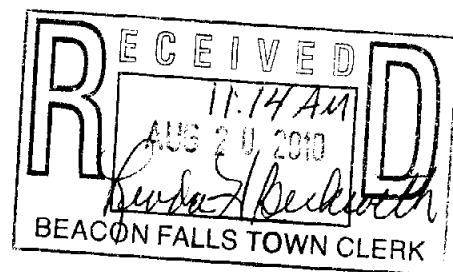
Dear Mr. Novak:

Please be advised that the **Economic Development Meeting to be held on August 23, 1010 has been cancelled.**

Sincerely,

Kathy Shugdinis
Board of Assessor's

ECONOMIC DEVELOPMENT MEETING



August 20, 2010

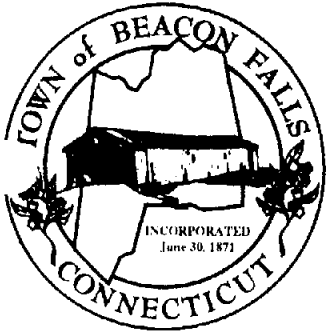
Mr. Kurt Novak
Town Hall
10 Maple Ave.
Beacon Falls, CT 06403

Dear Mr. Novak:

Please be advised that the **Economic Development Meeting to be held on August 23, 2010 has been cancelled.**

Sincerely,

Karen Wilson
Economic Development Clerk

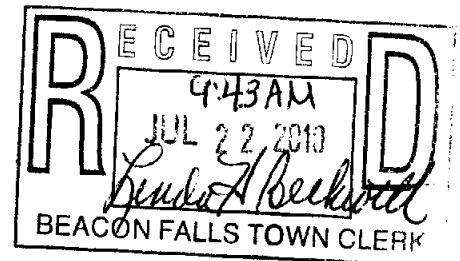


Town of BEACON FALLS
Connecticut

ECONOMIC DEVELOPMENT COMMISSION

July 22, 2010

Town Clerk, Kurt Novak
C/o Town Hall
10 Maple Avenue
Beacon Falls, CT 06403



Dear Mr. Novak:

Please be advised that the **Beacon Falls Economic Development Commission** has **CANCELLED** its regular **Monthly Meeting** scheduled for **Monday, July 26, 2010**.

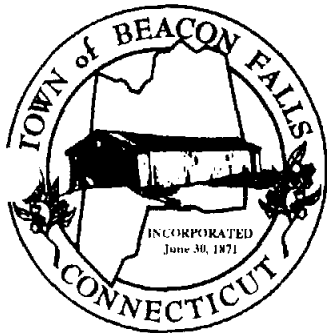
Thank you.

Sincerely,

Karen A. Wilson

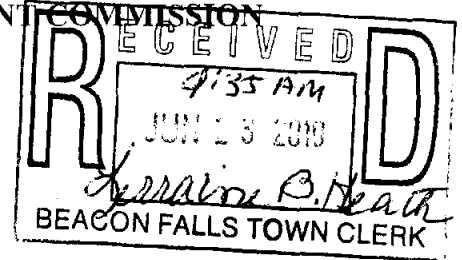
Karen A. Wilson
Clerk for Economic Development Commission

Cc: Board of Selectmen, DeCarlo & Doll, Planning & Zoning, Inland Wetlands Comm.



Town of BEACON FALLS
Connecticut

ECONOMIC DEVELOPMENT COMMISSION



June 22, 2010

Town Clerk, Kurt Novak
C/o Town Hall
10 Maple Avenue
Beacon Falls, CT 06403

Dear Mr. Novak:

Please be advised that the **Beacon Falls Economic Development Commission** has **CANCELLED** its Regular Monthly Meeting scheduled for Monday, June 28, 2010.

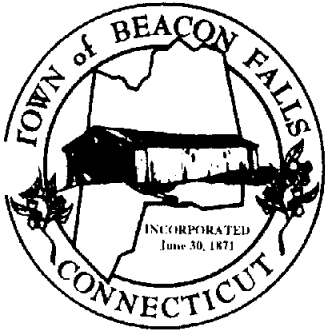
Thank you.

Sincerely,

Karen A. Wilson

Karen A. Wilson
Clerk for the Economic Development Commission

Cc: Economic Development Commission Members
Board of Selectmen
DeCarlo & Doll, P. Burns
Planning & Zoning Commission
Inland Wetlands Commission.

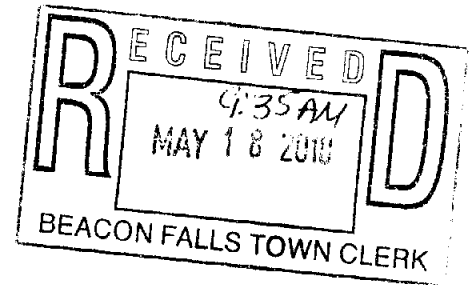


Town of BEACON FALLS
Connecticut

ECONOMIC DEVELOPMENT COMMISSION

May 18, 2010

Town Clerk, Kurt Novak
C/o Town Hall
10 Maple Avenue
Beacon Falls, CT 06403



Dear Mr. Novak:

Please be advised that the **Beacon Falls Economic Development Commission** has **CANCELLED** its regular **Monthly Meeting** scheduled for **Monday, MAY 24, 2010**.

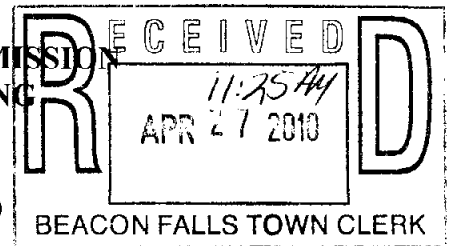
Commissioners are to note that the Annual 'State of the Town Breakfast' has been scheduled for Wednesday, June 9, 2010. Tentative location of the Breakfast is Chatfield Farms. More specific details to follow.

Thank you.

Sincerely,
Karen A. Wilson
Karen A. Wilson
Clerk for the Economic Development Commission

Cc: Board of Selectmen, DeCarlo & Doll, Planning & Zoning, Inland Wetlands Comm.

ECONOMIC DEVELOPMENT COMMISSION
REGULAR MONTHLY MEETING
APRIL 26, 2010
MINUTES
(Draft Copy – Subject to Revision)



A. SanAngelo called the Regular Monthly Meeting of the Beacon Falls Economic Development Commission to order at 7:40 P.M. .

COMMISSIONERS PRESENT: A. SanAngelo, E. Korzon, J. Betkoski and M. Bronn.

COMMISSIONERS ABSENT: J. Woodward, K. Battaglino, J. Norton.

OTHERS PRESENT: First Selectman S. Cable, Selectman M. Krenesky, E. Groth.

MINUTES

Minutes from the March 29m 2010 Special Meeting were reviewed. **J. Betkoski made motion to approve the Minutes as presented. 2nd by E. Korzon. All aye.**

CORRESPONDENCE

1. CEDS Membership Dues - \$100.00. Clerk will issue invoice for payment.
2. Letter sent to DeCarlo & Doll with regard to EDC's approval of the Streetscape Enhancement Project.
3. Letter sent to Planning Consultant B. Miller asking him to review parking on Main Street. A. SanAngelo noted original ten (10) year Plan of Conservation & Development written in 2000 and approved in 2002 is in process of being updated and reviewed. He noted that many accomplishments have been done, adding a meeting of the Plan of Conservation & Development Committee is scheduled for this week.

COMMENTS FROM THE PUBLIC

1. First Selectman S. Cable noted she will be reviewing a list of candidates to serve as an Economic Development Consultant for the Town, adding that this person could bring in revenues to the Town. Approvals will be needed from the Board of Selectmen and Board of Finance. Monies to pay for this will come from Consultant Budget Line Item.
2. Selectman M. Krenesky noted a discussion he had with Full Harvest Owner Andrea who said she had seen a Downtown Plan which showed parking on both sides of Main Street, across from her business. She would like to use some type of valet parking so customers could get to her restaurant. E. Korzon asked why diagonal parking is not being utilized on Main Street, adding street calming could be used on Main Street in order to slow down traffic, so there would not be a safety hazard. S. Cable noted Resident Trooper would have to look at the safety issues. It was also noted Town does have a small line painting machine.

**ECONOMIC DEVELOPMENT COMMISSION
REGULAR MONTHLY MEETING
APRIL 26, 2010
MINUTES
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DECARLO & DOLL'S REPORT

Review and discussion. There are no more monies in the Main Street Development Project.

There is \$95,000 available in the HUD monies. Some uses for those funds include: remedy the beaver problem, enhance the entrance to Alliance Circle. A. SanAngelo is still questioning the distribution of the \$5,000 earlier proposed grants to businesses in the Commerce Park for landscape improvements. S. Cable gave a brief history of the HUD funds, explaining the Town has to use the monies in the Commerce Park. She noted P. Burns was working on report to HUD.

OLD BUSINESS/NEW BUSINESS

1. E. Korzon noted there are still no lights on the sign at the entrance to the Commerce Park. A. SanAngelo noted E. Korzon is still doing his best to clean up the area near that sign.
2. No word on the vacant white house at entrance to Commerce Park. The property is not in foreclosure.
3. A. SanAngelo noted he had an informal meeting with owner of NEJ who I currently leasing the former Ideal Building. Discussion on Brownfields. S. Cable suggested contacting A. Bogen of Brownfields to discuss the situation on the Ideal site. NEJ had also been in negotiations with Knapp Container for that building, but it did not work out. NEJ's business consists of 2% retail. They also have an E Commerce business as well. NEJ also sells to TJ Maxx and Marshalls.
4. A. SanAngelo noted Subway is opening soon and the Bakery is coming back to North Main Street as well.
5. Clerk K. Wilson will contact Diane Brousseau from Citizens News to get a better clarification of what the paper could do for the Economic Development Commission. Commission would like to see some type of monthly calendar or a quarterly insert. K. Wilson will also check on cards needed to be filled out to receive the Citizens News for free.
6. No date has been set yet for breakfast meeting. Clerk will contact W. Purcell, of the Greater Valley Chamber of Commerce to schedule the breakfast. Breakfast will most likely be held at the Chatfield Farms Clubhouse. An early June was suggested.

NEW BUSINESS

1. E. Groth, 13 Laurel Ridge (Chatfield Farms) noted he knows someone who is moving into Chatfield Farms who has a warehouse in Prospect (an E Commerce business) and employees about a dozen employees. E. Groth was interested in knowing if Town had some type of packet of information for prospective

**ECONOMIC DEVELOPMENT COMMISSION
REGULAR MONTHLY MEETING
APRIL 26, 2010
MINUTES**

(Draft Copy – Subject to Revision)

businesses coming into Town. A. SanAngelo noted a business condo unit in the Commerce Park has some spaces available. Northeast Millright (Stanky) is also up for sale. The Bronson Building and Murtha Park also have space available. A. SanAngelo stressed what Beacon Falls has going for it is 'location, location, location'!

Discussion on Corridor Enterprise Zone. The business E. Groth mentioned would not qualify as it is not a manufacturing company.

2. Letter will be sent to Board of Selectmen with regard to status of FDC member K. Battaglino who has missed several meetings.
3. Next Economic Development Commission is scheduled for Monday, May 24, 2010.
4. Canoe and Kayak Race and Riverfest is scheduled for Saturday, May 8, 2010. This event should bring a lot of people to Beacon Falls.

GRANT NEWS/UPDATES

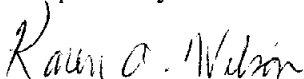
None at this time.

PAYMENT OF BILLS

Clerk's bill and expense invoice for Chairman A. SanAngelo were approved for payment.

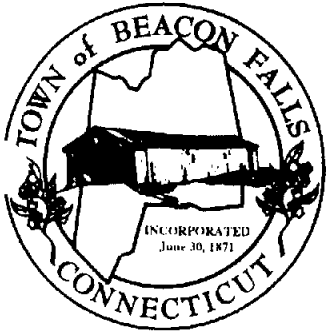
With no other business, **J. Betkoski made motion to adjourn the meeting at 8:20 P.M. 2nd by E. Korzon. All aye.**

Respectfully Submitted,



Karen A. Wilson, Clerk of the Economic Development Commission
Monthly Meeting – April 26, 2010

APR 27 2010

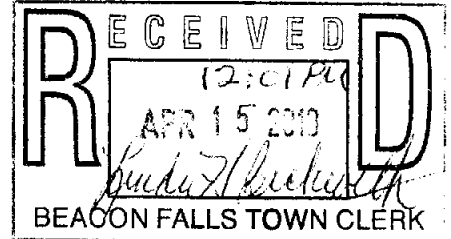


Town of BEACON FALLS
Connecticut

ECONOMIC DEVELOPMENT COMMISSION

April 15, 2010

Town Clerk, Kurt Novak
C/o Town Hall
10 Maple Avenue
Beacon Falls, CT 06403



Dear Mr. Novak:

Please be advised that the **Beacon Falls Economic Development Commission** has **SCHEDULED** its regular **Monthly Meeting** for **Monday, April 26, 2010**, beginning at **7:30 P.M.** in the **Town Hall Assembly Room**, 10 Maple Avenue, Beacon Falls.

AGENDA

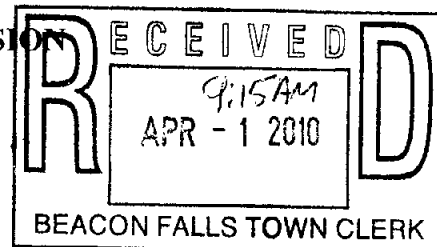
1. Call to Order
2. Approval of Minutes – March 29, 2010 –Special Monthly Meeting
3. Comments from the Public
4. Correspondence
5. Old Business
 - a. Main Street Development Corporation – update
 - b. DeCarlo & Doll – Report
 - c. HUD Monies
6. New Business
7. Payment of Bills
8. Grant Status and News
 - a. Streetscape Enhancement – Status
9. Adjournment

Thank you.

Sincerely,
Karen A. Wilson
Karen A. Wilson
Clerk for the Economic Development Commission

Cc: Board of Selectmen, DeCarlo & Doll, Planning & Zoning, Inland Wetlands Comm.

ECONOMIC DEVELOPMENT COMMISSION
SPECIAL MONTHLY MEETING
MARCH 29, 2010
MINUTES
(Draft Copy – Subject to Revision)



A. SanAngelo called the Regular Monthly Meeting of the Beacon Falls Economic Development Commission to order at 7:07 P.M. Meeting held at the Beacon Falls Senior Center.

COMMISSIONERS PRESENT: A. SanAngelo, J. Woodward, E. Korzon, J. Betkoski and J. Norton

COMMISSIONERS ABSENT: M. Bronn, K. Battaglino.

OTHERS PRESENT: First Selectman S. Cable, Selectman M. Krenesky, Selectman D. Sorrentino, E. Falzone, (Citizens for Tomorrow's Downtown), R. Bradley (Beacon Falls Merchants Association), S. Falzone and D. Brousseau (Sales Associate Citizens News)

MINUTES

M. Krenesky wanted the following statement included in the February 22, 2010 Minutes, as he felt his statement should have been included in the Minutes. "If I was the Merchants Association, I would be asking the EDC, what have you done for us lately?" He then went further to ask the EDC to think about their responsibility and mission and believed they needed to become more proactive in promoting Beacon Falls. **J. Betkoski made motion to approve the February 22, 2010 Minutes, with the above noted addition. 2nd by J. Woodward. All aye.**

COMMENTS FROM THE PUBLIC

Discussion – 'An Approach to Downtown Revitalization'

- A. SanAngelo discussed the Approach to Downtown Revitalization ideas. S. Cable noted the Plan of Conservation and Development Committee is a sub-committee that will be looking at the 2002 original Plan of Conservation & Development. This plan has to be updated and revised by 2012, with meetings to be scheduled to discuss and work on the updated plan.
- S. Cable noted the first priority in any downtown discussion should be the parking issues on Main Street. Suggestion made to have Planning & Zoning review their parking requirements, with R. Bradley noting he had to put in twice as many parking spaces he needs at his business. He added the pharmacy does not need as many spaces as he was required to put in, noting these many spaces is better suited for a restaurant. R. Bradley expressed concerns about allowing tractor trailers to park in front of his business which causes a dangerous situation as his customers try to get out of his parking lot. J. Norton suggested painting parking lines, referring to the parking lines drawn near Full Harvest which appears to be working out fine.

**ECONOMIC DEVELOPMENT COMMISSION
SPECIAL MONTHLY MEETING
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(Draft Copy – Subject to Revision)**

- A. SanAngelo stressed need to develop a vision for downtown.
- J. Betkoski cited areas on South Main Street which have some challenges and need to be addressed. Commission agreed there is some weakness in the area from Fairfield Place to Route 42. He suggested we invite our congressional delegation come to take a look at our Main Street.
- E. Korzon asked about affordable housing on Main Street, with S. Cable noting the Town has been working on incentive housing with Planning Consultant B. Miller. She noted there is a difference between affordable and incentive housing.
- E. Falzone asked if any of the homes on Main Street might have some historical value. A. SanAngelo noted Beacon Mill Village is on the National Historic Register, adding that back in the 1980's tax credits were given for those buildings qualified to be on that Register.
- Brief discussion on R. Shea's empty lot next to hairdresser. R. Bradley noted there is not enough land to do much of anything on that parcel, adding the high price is an issue as well as lack of parking, adding the piece seems to be 'functionally obsolete'.
- A. SanAngelo suggested B. Miller and Planning & Zoning Commission take a closer look at the parking regulations.
- E. Falzone asked if Town knows which homes are privately owned or leased on Main Street.
- E. Korzon suggested coming up with a conceptual idea of the area, citing that South Main Street area is not that large. This could give people an idea of how things could look, with clever façade designs. S. Cable noted J. Mylen would be able to do this. R. Bradley also noted C. Jurzynski has done some good conceptual drawings as well.
- Commission agreed that a downtown project would be doable, citing what happened in New London.
- A. SanAngelo felt Town is fortunate to have two (2) local organizations very interested: the Citizens for Tomorrow's Downtown and the Beacon Falls Merchants Association. He stressed some of the positive things the Town has going for it, including: location, access to major highways and the railroad, fine schools, recreation, the Naugatuck River, High Rock, beautiful parks and lots of open space per person. He noted the Park & Recreation Commission is doing its best to promote the Pent Road Recreation Complex and Toby's Pond. He also reminded the Commission about the many things which have already been accomplished: building of Volunteer Park, Veteran's Park, relocation of Main Street commuter lot to Railroad Station and Town's takeover of Main Street.
- The biggest problem seems to be the lack of communication between the Town and the Public and the Public to the Town.
- D. Brousseau, Citizens News, noted Citizens News can only be delivered for free to residents who have actually signed up for the free subscription. She noted many residents are not receiving the free paper because they have not filled out and returned the subscription form which was included with the newspaper

**ECONOMIC DEVELOPMENT COMMISSION
SPECIAL MONTHLY MEETING
MARCH 29, 2010
MINUTES**

(Draft Copy – Subject to Revision)

several months ago. She said she would make these forms available to the Library and local businesses. Question asked if this could be inserted with the tax bills. Forms can also be downloaded on the Citizen's News website. D. Brousseau noted she only works twenty-eight (28) hours per week and her limited time does not allow her to do all she wants to do to promote the Town of Beacon Falls.

- A. SanAngelo felt with more new people moving into the Town there should be a way to inform them what is going on in Town. E. Falzone also wants to see the Town promoted more and suggested getting some advertising from local businesses.
- D. Brousseau noted the business briefs are a good tool in promoting businesses, citing the increase of business at Beacon Falls Market after their recent business brief in the Citizen's News.
- A. SanAngelo noted this Town is a bedroom community and many people just do not have the time to read a newspaper, and added perhaps more could be done on the Town's website.
- E. Falzone noted she has created a simple form for citizens to complete asking them for their opinions and what they would like to see done on Main Street, adding these will be available at the Citizens for Tomorrow's Downtown reorganization meeting scheduled for Tuesday, April 6, 2010 at the Senior Center at 7:00 P.M. She wants people to know their ideas are important. It was suggested putting this form up on the Town's website.
- R. Bradley expressed frustration at trying to keep the Beacon Falls Merchants Association going, but feels it is important to get the word out on local businesses and the importance of supporting them.
- A. SanAngelo said EDC will be working with Greater Valley Chamber of Commerce to host a breakfast in May. (a State of the Town event)
- S. Falzone also felt it is important to let residents know what kind of grant monies come in to the Town and how those monies have been spent. S. Cable noted Town gets a lot of publicity when it receives grant funds, adding most people are only concerned about various issues when it affects them specifically.
- Kathleen Oliver, Westview Road, said she has been searching for information on local events, etc. Idea of some type of welcome letter was suggested to be given to new people moving into Town. She was not aware of the needed subscription to the Citizen's News.
- D. Brousseau suggested Town might think about building a 'dog park', with S. Cable adding this has been suggested in the past.
- M. Krenesky noted Park & Recreation Commission will be having a Public Hearing to discuss Matthies Park and whether or not it should be open to other than Beacon Falls residents. One of the reasons for this is it would open up more grant opportunities for the Town and its parks. Brief discussion on deed restrictions limiting the use of the park to residents only. S. Cable noted Selectman D. Sorrentino had done a lot of research on the deed, with the restrictive use being appearing to be a 'gentlemen's agreement'.

**ECONOMIC DEVELOPMENT COMMISSION
SPECIAL MONTHLY MEETING
MARCH 29, 2010
MINUTES
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- A. SanAngelo agreed more has to be done to attract people to take advantage of what Beacon Falls has to offer. R. Bradley suggested using something like 'Welcome new Neighbor'. E. Falzone noted Wyndem Homes has included Beacon Falls information on the back of their brochures.
- A. SanAngelo agreed that we need to get information out to the residents and get their input, and suggested doing some type of mailing. He also suggested calling on travel agents for their assistance in putting together some of trip as a prize in promoting the Town. Using the Town Guide and possibly placing some type of calendar in it surrounded by advertising might be a good idea. D. Brousseau will put together information and pricing for this of project.
- A. SanAngelo again noted the New Haven calendar of events and felt this is a good idea for the Town to pursue.
- S. Cable expressed her concerns about the local businesses and individuals who are constantly bombarded with requests to place ads and requesting donations for other fund raising events, adding it becomes too much for a business to handle and puts a financial burden on a business.
- Discussion on putting together some type of insert into the Citizens News, similar to what the Beacon Falls Library does. Approximate cost about \$300 per every three (3) months.
- Suggestion made to utilize Woodland High School students who have to do forty (40) hours of community service before they graduate. As a side to Woodland High School, there was a brief discussion on curriculum at Woodland. A. SanAngelo said an added benefit for the Town is it has the ability to send its students to other schools who might offer a more non-traditional education than those going to college, i.e. industrial arts, shop, etc.
- A. SanAngelo thanked everyone for attending this meeting.

CORRESPONDENCE

1. Letter was sent from the EDC Commission to the Board of Selectmen with its ideas for utilizing the HUD monies.
2. Letter sent from EDC to the Planning & Zoning Commission asking them to review their drive through regulations.

OLD BUSINESS/NEW BUSINESS

1. Letter will be sent to Brian Miller to look into the parking space requirements in the Zoning Regulations.
2. Report from P. Burns was reviewed and discussed. Commission is frustrated at lack of progress in getting the Streetscape Enhancement Project started. There is frustration with the DOT, State of Connecticut and Luch Engineering. A. SanAngelo noted Ansonia is experiencing the same problems Beacon Falls is. He added that even though the Town has some shovel ready projects, it does not

**ECONOMIC DEVELOPMENT COMMISSION
SPECIAL MONTHLY MEETING
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MINUTES**

(Draft Copy – Subject to Revision)

seem to matter in getting things done. **J. Norton made motion to send letter to P. Burns noting the Economic Development Commission agrees with the Streetscape Enhancement plans presented by Luch Engineering, 2nd by E. Korzon. All aye.** Commission recalled discussing various aspects of the projects, noting request for bump-outs and final drainage issues. Report also indicated this project might not even get started until 2011. S. Cable said this is totally unacceptable and will discuss this further with the DOT.

3. M. Krenesky noted he had attended the Greenway Meeting held on March 23, 2010, and asked Commission if it had addressed the forty four (44) miles of the Greenway. He suggested that each Town be consistent in how they are putting down the Greenway walkway. Commission is open to using a different color (anything but black), as long as there is a distinction between the walkway and the street.
4. S. Cable noted CEDS survey is being worked on. Information is included in P. Burns report.
5. A. SanAngelo noted there is some business activity at the Commerce Park and other areas in town. H. Stone has been given five (5) years to develop its site at the park. A septic cleaning company will also be moving into the park. The Knapp Container building will be leased by the Pellet Company. G. Meder (owner of Knapp Container site) is looking into bringing some type of dog hotel to that property also. NEJ has leased all of the former Ideal building. It was noted many of NEJ employees park at Ideal and walk to their building, which could be a dangerous situation. Northeast Millwright is up for sale or lease.

NEW BUSINESS

1. S. Cable noted there is a building on Railroad Avenue owned by Watkins, that is being offered to the Town in exchange for back taxes owed. S. Cable noted Fitzgerald's might be interested in going into that building, since they were unsuccessful in getting into the Commerce Park.
2. Discussion on the tractor trailer on Railroad Avenue owned by Sheehy.
3. Hillside Auto purchased adjacent property.

GRANT NEWS/UPDATES

None at this time.

PAYMENT OF BILLS

Clerk's bill was approved for payment.

APR 1 - 2010

**ECONOMIC DEVELOPMENT COMMISSION
SPECIAL MONTHLY MEETING
MARCH 29, 2010
MINUTES
(Draft Copy – Subject to Revision)**

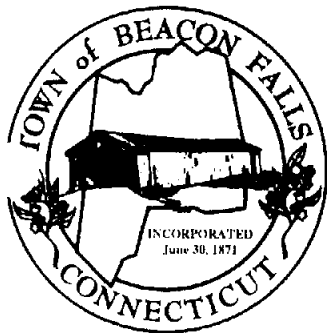
With no other business, **J. Betkoski** made motion to adjourn the meeting at 9:10 P.M.
2nd by **E. Korzon**. All aye.

Respectfully Submitted,

Karen A. Wilson

Karen A. Wilson, Clerk of the Economic Development Commission
Special Monthly Meeting – March 29, 2010

APR 1 - 2010

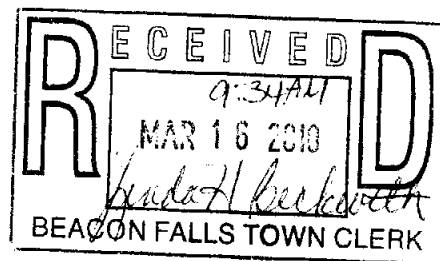


Town of BEACON FALLS
Connecticut

ECONOMIC DEVELOPMENT COMMISSION

March 16, 2010

Town Clerk, Kurt Novak
C/o Town Hall
10 Maple Avenue
Beacon Falls, CT 06403



Dear Mr. Novak:

Please be advised that, the **Beacon Falls Economic Development Commission** has **CANCELLED** its regular **Monthly Meeting** scheduled for **Monday, March 22, 2010**, and has **rescheduled** the Meeting to **Monday, March 29, 2010** beginning at **7:00 P.M. at the Beacon Falls Senior Center, 57 North Main Street.**

Citizens for Tomorrow's Downtown, Beacon Falls Merchants Association and the General Public will be invited to discuss Downtown Revitalization and other Economic Development concerns.

AGENDA

1. Call to Order
2. Approval of Minutes – February 22, 2010 – Regular Monthly Meeting
3. Comments from the Public
4. Correspondence
5. Old Business
 - a. Main Street Development Corporation – update
 - b. DeCarlo & Doll – Report
 - c. HUD Monies
6. New Business
7. Payment of Bills
8. Grant Status and News
 - a. Streetscape Enhancement – Status
9. Adjournment

Thank you.

Sincerely,

Karen A. Wilson

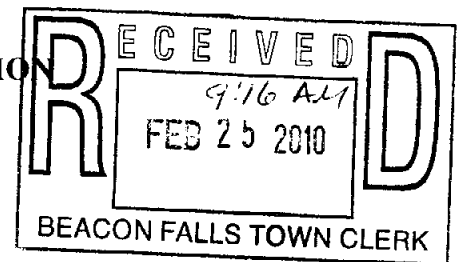
Karen A. Wilson

Clerk for the Economic Development Commission

Cc: Board of Selectmen, DeCarlo & Doll, Planning & Zoning, Inland Wetlands Comm.
Citizens for Tomorrow's Downtown, Beacon Falls Merchants Association

MAR 16 2010

ECONOMIC DEVELOPMENT COMMISSION
REGULAR MONTHLY MEETING
FEBRUARY 22, 2010
MINUTES
(Draft Copy – Subject to Revision)



A. SanAngelo called the Regular Monthly Meeting of the Beacon Falls Economic Development Commission to order at 7:10 P.M.

COMMISSIONERS PRESENT: A. SanAngelo, J. Woodward, E. Korzon, J. Betkoski, K. Battaglino and J. Norton

COMMISSIONERS ABSENT: M. Bronn

OTHERS PRESENT: First Selectman S. Cable, Selectman M. Krenesky, Selectman D. Sorrentino, and R. Cherhoniak (Citizens for Tomorrow's Downtown), R. Bradley (Beacon Falls Merchants Association),

MINUTES

J. Betkoski made motion to approve the January 25, 2010 Minutes as presented, 2nd by E. Korzon. All aye.

COMMENTS FROM THE PUBLIC

1. Chairman A. SanAngelo followed up on various matters discussed by the EDC Commission.
 - a, Calendar. He got quotes of \$3,000 to \$4,000 to print calendar. Town would be responsible for content, photos, etc. R. Bradley agreed this is a good idea because this would be something staying in a house all year. He would like to see an updated business guide which would be more substantial. R. Cherhoniak asked how calendars would be distributed. Some type of bulk mailing was suggested. Cost to mail estimated at \$1.50 per calendar. Clerk noted there are approximately 2500 houses in Beacon Falls. A. SanAngelo noted annual reports and Board and Commission notes are included in the New Haven Calendar. Question raised how this would be paid for.
R. Cherhoniak suggested residents go to various businesses in Town to pick up a calendar and possibly having some type of free raffle to strike up more interest.
A. SanAngelo suggested Town utilize its local photographers for the project, adding this might be coordinated through the First Selectman's Office. Suggestions made to use Woodland High School students and Scouts as well.
It was noted there would be a lot of work involved in getting the calendar project completed, with compilation of data very important and time consuming.
Issue of financing was again brought up.

**ECONOMIC DEVELOPMENT COMMISSION
REGULAR MONTHLY MEETING
FEBRUARY 22, 2010
MINUTES
(Draft Copy – Subject to Revision)**

D. Sorrentino asked what the EDC wants to see as the end result of this, with Commission noting it would like to get more people active in Town, get the word out about Town businesses and get more people interested in the Town.

R. Bradley suggested doing some type of ad once a month, adding the Citizens News is very interested in focusing on Town businesses. S. Cable noted the Friends of the Library does an insert in the Citizens News which is very informative and generates interest in the Town's Library. R. Bradley noted Citizens News would like to profile at least four (4) businesses a month. Clerk volunteered to help with writing of the business profiles. Clerk will contact Diane Brousseau to discuss this further.

R. Cherhoniak noted he is in process of organizing the Citizens for Tomorrow's Downtown so that organization is not quite ready to work on specific projects at this time.

S. Cable asked why the Economic Development Commission is not coordinating this project, with J. Betkoski adding the intent of the Commission is to generate business climate activity.

E. Korzon felt it is important for people to know about the businesses in Town and why they should shop in Town.

J. Betkoski noted there is approximately \$10,000 in the Citizens for Tomorrow's bank account and felt it should be used. J. Woodward, Treasurer for the Citizens group, noted monies were given to the Beacon Falls Merchants to get its organization going and money was also given to purchase ducks for the Duck Parade. J. Woodward added this money is not the Town's money, but belongs to the Citizens who raised it for the improvement of Downtown. He suggested possibly purchasing some benches for the new streetscape. He added the Citizen's funds should not be a political issue.

J. Woodward also noted a grant writer is important to help obtain additional monies for the Town. S. Cable added that applying for grants is not always the best answer. She noted Town does have the services of a grant writer, adding the Town is working with Seymour on possibility of hiring a coordinator or do some type of publication to help both Towns with their Economic Development issues.

A. SanAngelo noted W. Purcell, CEO of the Greater Valley Chamber of Commerce is interested in a Breakfast Meeting sometime in May 2010. R. Bradley commented that W. Purcell is very interested in Beacon Falls and its economic development.

CORRESPONDENCE

FEB 25 2010

**ECONOMIC DEVELOPMENT COMMISSION
REGULAR MONTHLY MEETING
FEBRUARY 22, 2010
MINUTES
(Draft Copy – Subject to Revision)**

1. Discussion and review of P. Burns Report. It was noted DOT is swamped with work and they have not given its final approval for the Streetscape Enhancement project. Also, VHB has not signed off yet. Not until DOT and VHB have signed off, can the project begin. Dates of start of project are from 2010 and not until 2011. Comment made that DOT does not want to start another project in Town during the on-going rehabilitation of the Depot Street Bridge because of a change in traffic patters. Suggestion made to start Streetscape Project at other end.
2. Formal suggestions on how to use the \$95,000 HUD monies were also discussed.
 - A. SanAngelo again reminded Commission that \$ 5,000 had been promised various businesses in the Commerce Park as a landscaping incentive and as of this date, no money has been given to those businesses. Discussion on how those funds might be obtained. S. Cable mentioned checking into easements given to the Town. It was noted that Downtown businesses were not included in the original \$5,000 landscaping grants.

Ideas for use of the \$95,000 include: improve entrance to Alliance Drive because it is a safety hazard, improve signage at entrance to Old Turnpike Road and the Bridge.

Discussion of the Beaver problem at the Commerce Park. S. Cable noted problem has been remedied, but usually comes back. R. Bradley suggested something called a ‘beaver baffler’ might be used to solve the problem. Question asked who actually owns that pond.

Commission agreed to submit the following recommendations to use the \$95,000 HUD monies in a motion made by J. Betkoski and 2nd by E. Korzon. All aye.

 - a. Make improvements to the entrance to Commerce Park and improving and upgrading the guardrail.
 - b. Remedy the beaver problem.
 - c. Improve the entrance to Alliance Circle

OLD BUSINESS/NEW BUSINESS

1. A. SanAngelo discussed ‘**An Approach to Downtown Revitalization**’, adding Clerk K. Wilson had used the Ansonia and CT Main Street plans to make them specific to Beacon Falls. He noted Town is ahead in many of the areas; the Town already has a Downtown Plan which can be changed, revised and updated. He added there is very little vacant space in the Downtown. He also noted Mario is interested in making another investment in the Town. B. Bradley suggested concentrating on what has positively been done on North Main Street. He suggested having a Committee review and up date a vision for Downtown and analyze the strengths and weaknesses of our Downtown. It appears one of the problems is a lack of communication. R. Bradley suggested fixing the North Main Street sidewalks.

FEB 25 2010

**ECONOMIC DEVELOPMENT COMMISSION
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FEBRUARY 22, 2010
MINUTES**

(Draft Copy – Subject to Revision)

2. Town also has advantage having two (2) groups interested in the Downtown and support of Local Businesses (Citizens for Tomorrow's Downtown and the Beacon Falls Merchants Association).
3. Discussion of drive-through windows. Commission will send letter to the Planning and Zoning Commission asking them to re-investigate the drive-through window matters in its Regulations and to ask for clarification of any changes made to the Regulations on this matter.
4. A. SanAngelo noted a developer is looking at property for a mixed use project.
5. R. Cherhoniak felt the Streetscape Enhancement Walkway would have a huge impact on Downtown, bringing excitement and more people to Downtown.
6. Commission and First Selectman expressed concern at how long it takes for the DOT to get things done, with S. Cable noting she would do all she could do to get things moving.
7. A. SanAngelo noted he has attended rail studies meetings and Greenway, with plans to have a walkway from Thomaston to Derby. S. Cable said she envisions people using our parks and our connection to the Naugatuck River. People are excited about being able to canoe and kayak in the River.
8. Brief discussion on problem with all terrain vehicles, with comment made about people using the recreation areas being a deterrent for all terrain vehicles.

NEW BUSINESS

1. S. Cable summed up this Meeting, noting; direction was given on how to best use the \$95,000 HUD monies, work with the Citizens for Tomorrow's Downtown and the Beacon Falls Merchants Association to improve the economic development in Beacon Falls and a breakfast tentatively scheduled for May 2010 as an opportunity to share ideas.
2. S. Cable is excited about the parks and recreation areas in Beacon Falls and feels this will be a great way to bring people to the Town.
3. A. SanAngelo reported there has been some interest in the former Ideal property. There is 167,000 square feet and thirty (30) acres, asking price is 3.8 million. NEJ has taken a one (1) year lease on the property. He added that is businesses from Connecticut who are staying in the State and have moved in our area.
4. J. Roderigo presented some information on a project called 'Brownstone Park' in Portland, CT. Portland entered into a lease agreement to create an active adventure park. He noted that Beacon Falls can connect five (5) of our six (6) parks through the Greenway Project, and a venue somewhat like Brownstone Park might be in our future. J. Roderigo noted Town acquired Matthies Park in 1992, adding Town has not done that good a job in maintaining it as it should. Discussion on possibility of opening up Matthies Park to the General Public which would happen if Federal and State funding is ever received for that park. S. Cable noted even though Town has instituted a Sticker System for entrance to the park, it becomes a matter of enforcement.

FEB 25 2010
4

**ECONOMIC DEVELOPMENT COMMISSION
REGULAR MONTHLY MEETING
FEBRUARY 22, 2010
MINUTES**

(Draft Copy – Subject to Revision)

5. **Commission agreed to hold its next meeting on Monday, March 29, 2010 at the Senior Center at 7:00 P.M.** Citizens for Tomorrow's Downtown, Beacon Falls Merchants Association and the general public will be invited. Refreshments will be served. R. Cherhoniak and E. Falzone are working on a pamphlet. Clerk will have copies of 'An Approach to Downtown Revitalization' available for distribution at that time.

6. R. Bradley noted Canoe and Kayak Race is scheduled for May 8, 2010, with over three hundred (300) canoes and kayaks in the race. There is a also a run scheduled for that day, with at least two hundred (200) people expected to participate.

GRANT NEWS/UPDATES

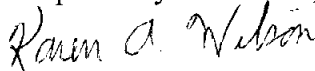
None at this time.

PAYMENT OF BILLS

Clerk's bill was approved for payment.

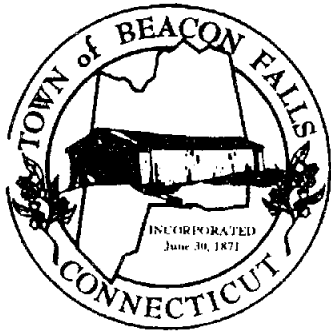
With no other business, **J. Betkoski made motion to adjourn the meeting at 8:50 P.M. 2nd by E. Korzon. All aye.**

Respectfully Submitted,

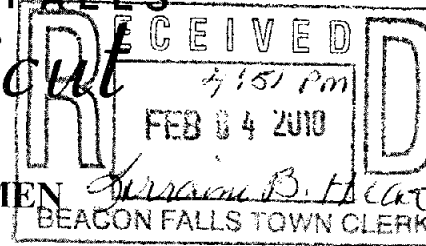


Karen A. Wilson, Clerk of the Economic Development Commission
Regular Monthly Meeting – February 22, 2010

FEB 25 2010



Town of BEACON FALLS
Connecticut



BOARD OF SELECTMEN

February 3, 2010

Town Clerk, Kurt Novak
C/o Town Hall
10 Maple Avenue
Beacon Falls, CT 06403

Dear Mr. Novak:

Please be advised that the **Beacon Falls Board of Selectmen** has scheduled a **Special Meeting** for **Monday, February 22, 2010 at 7:00 P.M.** in the **Town Hall Assembly Room**, 10 Maple Avenue, Beacon Falls, CT. Meeting will be held jointly with the Economic Development Commission.

Purpose of this Special Meeting will be to discuss Economic Development in the Town of Beacon Falls along with the Citizens for Tomorrow's Downtown and the Beacon Falls Merchants.

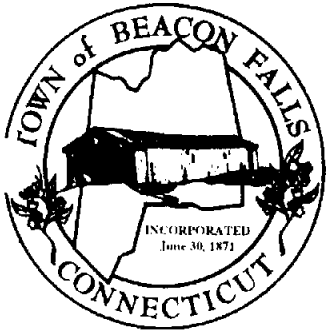
Thank you.

Sincerely,

Karen A. Wilson

Karen A. Wilson
Clerk for the Board of Selectmen

Cc: Economic Development Commission
Citizens for Tomorrow's Downtown
Beacon Falls Merchants Association



Town of BEACON FALLS
Connecticut

ECONOMIC DEVELOPMENT COMMISSION

February 2, 2010

Town Clerk, Kurt Novak
C/o Town Hall
10 Maple Avenue
Beacon Falls, CT 06403

12:13 pm

FEB - 2 2010

Garraine B. Heath

Dear Mr. Novak:

Please be advised that, the **Beacon Falls Economic Development Commission** has **SCHEDULED** its regular **Monthly Meeting** for **Monday, February 22, 2010**, beginning at **7:00 P.M.** in the **Town Hall Assembly Room**, 10 Maple Avenue, Beacon Falls.

Prior to the start of the Regular Meeting the Board of Selectmen, Economic Development Commission, the Citizens for Tomorrow's Downtown and the Beacon Falls Merchants will meet to discuss 'An Approach to Downtown Revitalization'.

AGENDA

1. Call to Order
2. Approval of Minutes – January 25, 2010 – Regular Monthly Meeting
3. Comments from the Public
4. Correspondence
5. Old Business
 - a. Main Street Development Corporation – update
 - b. DeCarlo & Doll – Report
 - c. HUD Monies
6. New Business
7. Payment of Bills
8. Grant Status and News
 - a. Streetscape Enhancement – Status
9. Adjournment

Thank you.

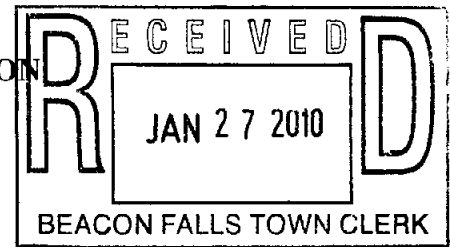
Sincerely,

Karen A. Wilson
Karen A. Wilson

Clerk for the Economic Development Commission

Cc: Board of Selectmen, DeCarlo & Doll, Planning & Zoning, Inland Wetlands Comm.

**ECONOMIC DEVELOPMENT COMMISSION
REGULAR MONTHLY MEETING
JANUARY 25, 2010
MINUTES
(Draft Copy – Subject to Revision)**



A. SanAngelo called the Regular Monthly Meeting of the Beacon Falls Economic Development Commission to order at 7:38 P.M.

COMMISSIONERS PRESENT: A. SanAngelo, J. Woodward, E. Korzon, J. Betkoski, M. Bronn.

COMMISSIONERS ABSENT: K. Battaglino, J. Norton.

OTHERS PRESENT: Selectman M. Krenesky, Selectman D. Sorrentino, and R. Cherhoniak (Citizens for Tomorrow's Downtown).

MINUTES

J. Betkoski made motion to approve the November 30, 2009 Minutes as presented, 2nd by J. Woodward. All aye.

COMMENTS FROM THE PUBLIC

1. M. Krenesky noted he had recently attended a COST Meeting and noted there is a publication, Connecticut Economy available.
2. J. Betkoski gave a brief report from R. Bradley of the Beacon Falls Merchant's Association, noting the canoe/kayak race is scheduled for May 8, 2010. A 5K road is also being planned for the same day. The day's event is being called a "Mini Riverfest" with expectation of a large number of participants in the canoe/kayak race. At least five (5) organizations will benefit from the event which is also a fundraiser. M. Krenesky added that a search is on-going to find someone to run the event.

CORRESPONDENCE

1. Chairman noted First Selectman S. Cable had sent letters to the Citizens for Tomorrow's Downtown and the Beacon Falls Merchants Association with regard to holding a joint workshop with the Board of Selectmen and Economic Development Commission to discuss how to work together to promote economic development.
2. The Economic Development Commission agreed to hold this workshop prior to the February 22, 2010 regular monthly meeting. Board of Selectmen and the Citizens and Beacon Falls Merchants will be notified.
3. List of scheduled meetings for 2010 was given to all members and is on file in the Town Clerk's Office.
4. Copy of letter sent to Jim Ryan of CEDS from S. Cable was read. A. SanAngelo noted in order to get any grant funding it is important to stay involved with the CEDS program.

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5. Clerk will speak to K. Battaglino with regard to submitting budget request for 2010/2011 Municipal Budget. Clerk will get a printout of funds already spent from the EDC's 2009/2010 budget.
6. A. SanAngelo reviewed stack of letters received from Long River Middle school students with regard to what they would like to see in Beacon Falls. A majority of the students would like to see a Dunkin Donuts in Town. It was noted Subway is scheduled to open sometime in March on North Main Street next to Gabe's Mobil and Antonio's. No word yet on status of Bakery reopening.
7. Naugatuck Valley Community College is offering a two (2) night, three(3) hours each night course on Conducting Effective Meetings. Contact K. Wilson if interested in attending.
8. Letter from S. Cable with regard to plans of the Economic Development Commission to promote economic development in Town. Copy of the Ordinance creating the Economic Development Commission was also included. Some of the suggestions given by the Commission:
 1. Continue meeting with the Citizens for Tomorrow's Downtown and the Beacon Falls Merchants Association to come up with some positive ideas on how this can be accomplished.
 2. Schedule semi-annual meetings with representatives from the Land use Boards and Commissions to promote better communication between everyone.

Discussion: It was noted Minutes from all Board and Commission meetings are posted on the Town's new website. A. SanAngelo says he has a problem when reading some of those Minutes when the reader is referred to listen to tape of meeting for more information and details.
 3. Commission would like to see more communication with the Central Naugatuck Valley Council of Governments to learn more about what is going on in the region and how it affects Beacon Falls and surrounding area, i.e. Railroad Study, Trails Studies.

OLD BUSINESS/NEW BUSINESS

1. A. SanAngelo noted Baker's Choice, now owned by Reynolds, is planning on closing some of its plants but is planning on keeping open its Beacon Falls plant in the Murtha Industrial Park. Baker's Choice is also interested in moving some of its manufacturing to Beacon Falls and needs additional space, possibly in the Murtha Industrial Park. Commission noted availability of former Ideal Manufacturing space.
2. M. Krenesky noted a one-man operation (Speedy Crete) is open that dispenses small amounts of concrete. The operation consists of a 46' silo that has been approved by the Planning & Zoning Commission. The silo stores concrete powder.
3. Discussion also on H.I. Stone who is planning on moving to Alliance Drive in the Commerce Park. Land would be used to hold from thirty (30) to forty (40) trucks.

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Rock and other materials would have to be removed to make the site ready for this operation. Commission suggested it is up to the Land use Boards and Commissions to keep an eye on this project.

4. A. SanAngelo showed Commissioners a calendar put out by New Haven's mayor and sent to all its residences. The calendar includes the Town Report, activities and events, all Departments and their phone numbers, shopping, restaurants. In summary, the calendar tells what is going on in the City. A. SanAngelo felt this might be a good thing to do in Beacon Falls. Discussion on price, who would pay for this and who could create the calendar. Question on number of households in Beacon Falls (clerk got number of approximately 2500 parcels in Beacon Falls – 1/26/10). Commission agreed this might be a good way to provide interaction between the Boards, Commissions and residents and a good way to promote Town events. Suggestion made to have advertising help offset the cost of production and mailing. Using the Regional High School for assistance is a possibility, or finding someone who could provide the service. Commission would like to present this idea to the Board of Selectmen with information such as cost, funding, etc. and how this would be accomplished. A. SanAngelo said he would try to get some information from the New Haven Mayor's office on how they got their calendar done and distributed.
5. Commission discussed that most movement in Beacon Falls and other Communities is through word of mouth, rather than outsiders coming in, noting that not many new businesses are coming in from out of State. It becomes important to promote the Town from within, to entice local residents to support their local businesses.
6. Commission would like information from DeCarlo & Doll with regard to status of walkway. Has the design been approved and when will bids go out.

NEW BUSINESS

1. Commission reviewed power point presentation with regard to the Main Street Approach to Down Revitalization, and how Ansonia is becoming involved in this. Lengthy discussion on the information. Developing a vision and goal setting is very important in this process. After intense review of the presentation, clerk K. Wilson agreed to compile all of the information into a format for use by the Town of Beacon Falls. Suggestion made to incorporate and distribute the ideas for the February 22, 2010 meeting.

Commission noted that Town has come a long way with its revitalization, citing the removal of the Main Street guardrails, acquisition of the former commuter parking lot on Main Street, plantings on the medians.

Commission also asked if the Town does have a Downtown infrastructure.

Question also asked if there is any room Downtown for any new businesses to come in, with A. SanAngelo noting there are no empty businesses on Main Street.

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R. Cherhoniak noted our Downtown is a big area and not that conducive to walking from one place to another. (Main Street is not compact).

Commission agreed it is important to analyze our assets and then decide how we can utilize them.

M. Bronn noted Zoning Regulations have to be considered and asked if some type of small strip mall could be built. Problem is that it is hard to build a strip mall that the residents would support. Mixed use of property is very desirable but parking issues have to be taken into consideration.

R. Cherhoniak suggested the walkway be made to be more than a walkway. It was noted there would be benches and bump outs. He would also like to see more events held Downtown, citing the Lions Club Car Show being held Downtown rather than at the High School. Idea of having a 50's type of car cruise night.

M. Krenesky suggested putting the greenway on hold until Town knows what it wants accomplished on Main Street in the long run, adding you should not start building stuff. A. SanAngelo noted there has been no major shift in what original plans for Main Street looked like.

R. Cherhoniak felt Downtown should revolve around the River Walkway but there should be other uses also. Suggestion given to have DeCarlo & Doll or J. Tate do some type of conceptual artistic plan of what the Downtown could look like. It was suggested that resident J. Mylen might be able to do this as he has the software needed. Question raised – who will pay for this? Perhaps there might be some grant funds available.

J. Betkoski said that every Downtown wants to be revitalized, adding we need to get the demographics down to plan for the future.

D. Sorrentino said we have to discover the assets of the Town and then ask why would a business want to come to Beacon Falls, i.e. what caused Subway to want to come to Beacon Falls?

J. Woodward noted that revitalization has always been focused on Downtown, and asked about possibility of thinking about another area, noting the beauty of High Rock and how it once was a destination. A. SanAngelo added that everything relies on transportation and how can people get to that destination. J. Woodward felt we should energize State agencies to help open up the area for access to it.

A. SanAngelo noted train ridership is up. There plans addressing the improvements to the rail system, with new train stations, etc. but they will be a long time coming. He added the studies are in but now money has to be found to fund the plans.

GRANT NEWS/UPDATES

None at this time.

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PAYMENT OF BILLS

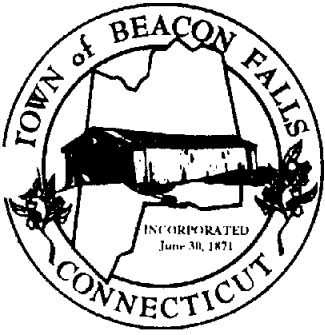
Clerk's bill was approved for payment.

With no other business, **J. Betkoski made motion to adjourn the meeting at 9:05 P.M. 2nd by E. Korzon. All aye.**

Respectfully Submitted,

Karen A. Wilson

Karen A. Wilson, Clerk of the Economic Development Commission
Regular Monthly Meeting – January 25, 2010

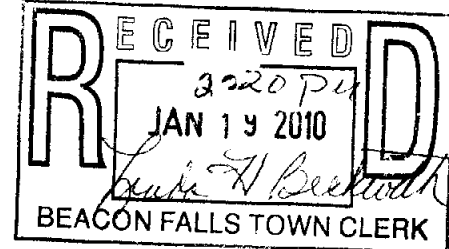


Town of BEACON FALLS
Connecticut

ECONOMIC DEVELOPMENT COMMISSION

January 19, 2010

Town Clerk, Kurt Novak
C/o Town Hall
10 Maple Avenue
Beacon Falls, CT 06403



Dear Mr. Novak:

Please be advised that, the **Beacon Falls Economic Development Commission** has **SCHEDULED** its regular **Monthly Meeting** for **Monday, January 25, 2010**, beginning at **7:30 P.M.** in the **Town Hall Assembly Room**, 10 Maple Avenue, Beacon Falls.

AGENDA

1. Call to Order
2. Approval of Minutes – November 30, 2009 – Special Meeting
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4. Correspondence
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 - d. Citizens for Tomorrow's Downtown – Beacon Falls Merchants Organization
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Thank you.

Sincerely,
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