

Town of BEACON FALLS
Connecticut

ECONOMIC DEVELOPMENT COMMISSION

December 13, 2011

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

1:08 pm
DEC 13 2011
Hinda H. Perleworth

Dear Mr. Novak:

Please be advised that the **Beacon Falls Economic Development Commission** has **CANCELLED** its Regular m Monthly Meeting scheduled for **Monday, December 26, 2011**, due to the Christmas holiday.

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, Commission
Inland Wetlands Commission

**ECONOMIC DEVELOPMENT COMMISSION
REGULAR MONTHLY MEETING
NOVEMBER 28, 2011
MINUTES
(Draft Copy – Subject to Revision)**

11:03 Am
DEC 13 2011

Chairman A. SanAngelo called the Regular Monthly Meeting of the Beacon Falls Economic Development Commission to order at 7:350P.M. .

COMMISSIONERS PRESENT: A. SanAngelo, E. Korzon, J. Betkoski, Clare Pusateri, Jeremy Rodorigo, and R. Bradley..

COMMISSIONERS ABSENT: None.

OTHERS PRESENT: Merchants Association visitors.

MINUTES

Minutes – October Monthly meeting. **J. Betkoski made motion to approve the Minutes as presented. 2nd by J. Rodorigo. All aye.**

CORRESPONDENCE

1. S. Cable thanked the Commission members for their dedication
2. Report received from Peter Burns.
 - HUD Grant used for Riverwalk(\$95,000) It appears paving will be done this week.
 - Question asked if we could have green asphalt. Ben Catanzaro noted he has seen red asphalt.
 - It was noted there will be a Public Meeting held on the Streetscape Project on Wednesday, November 30, 2011 at 5:00 P.M.
3. Question asked if we can get Planning & Zoning's fast track..

OLD BUSINESS

1. Discussion on the Old Schoolhouse. The owner of the property may be approached as the building ties into a "Village Plan".
2. A. SanAngelo reviewed how other large cities are attracting businesses, it starts with the States they are al incentivized.
3. Northeast Millright is closing its doors. Lavatech may purchase and into the space..
4. AQ Shooting Range has a Special Permit for space in the Commerce Park (3 lots).
5. There is a possibility Select Energy is interested in the Ideal property.
6. NEJ (Ed Mascola) is leasing the Ideal building at this time. Clerk is to write to Brownfields with regard to the Ideal property. If NEJ is interested in buying the property, it might be eligible in some of those Brownfields funds.

**ECONOMIC DEVELOPMENT COMMISSION
REGULAR MONTHLY MEETING
NOVEMBER 28, 2011
MINUTES**

(Draft Copy – Subject to Revision)

7. Discussion of the Fire School. Governor Malloy. It was noted that no bonding has been approved for the school project.. Jack will look into this with the State and report back to the Commission.
8. A webmaster is needed for the Town's website. All documents should be available within twenty-four (24) hours. The documents need to be in a work document.

NEW BUSINESS

1. There is an opening on the Economic Development Commission as noted by the First Selectman.
2. The Beacon Falls Merchants Association was invited to this meeting.. R. Bradley would like to the Association to be included in the Monthly Agenda., The Association has been in existence for three (3) years. Members are dues payment members. They put together the Welcome Packets going out to new residents. They have sponsored the Kayak Race and the health of the river. They will soon be a 501 ©930. The Association would like some help in promoting the various events. Question raised if we could combine the Duck Race with the Lions Club Riverfest. These activities showcase the Town . All agreed we need to find the right event to do this.
3. A. SanAngelo asked the First Selectman t to let us know if the Economic Development Commission is going down the right path to reach its goals.
4. J. Rodorigo updated the Commission with r regard to Christmas caroling which would go from St. Michael's Church and around the block.

GRANT NEWS/UPDATES

None at this time.

PAYMENT OF BILLS

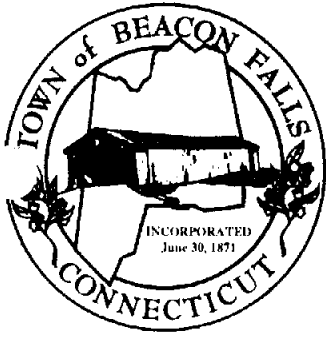
None at this time.

With no other business, **J. Betkoski made motion to adjourn the meeting 2nd by R. Bradley. All aye.**

Respectfully Submitted,

Clare Pusateri (Kamm O. Wilson)

Clare Pusateri,
Filling in for Clerk K. Wilson
Regular Monthly Meeting – November 28, 2011



TOWN of BEACON FALLS
Connecticut

ECONOMIC DEVELOPMENT COMMISSION

November 9, 2011

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

9:30 AM
NOV 10 2011

Dear Mr. Novak:

Please be advised that the **Beacon Falls Economic Development Commission** has scheduled its regular **Monthly Meeting** scheduled for **Monday, November 28, 2011** beginning at **7:30 P.M.** Meeting will be held in the **Town Hall Assembly Room**, , Town Hall, 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. Website
6. New Business
 - a. Met with Board of Selectmen – Discussion – Which Direction To Go – Economic Development
7. Payment of Bills
8. Grant Status and News
 - a. Streetscape Enhancement – Status
9. Adjournment

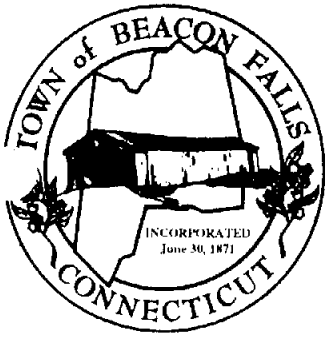
Thank you.

Sincerely,

Karen A. Wilson
Karen A. Wilson

Clerk for the Economic Development Commission

Cc: Board of Selectmen, Economic Development Commission, DeCarlo & Doll,



Town of BEACON FALLS
Connecticut

ECONOMIC DEVELOPMENT COMMISSION

November 28, 2012

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

1:15 PM
NOV 28 2011
Rudolph Beckwith

Dear Mr. Novak:

Please be advised that the list of scheduled meetings of the **Beacon Falls Economic Development Commission** for **2012** is as follows. Meetings are held on the **4th Monday of each month** and begin at 7:30 P.M. in the Town Hall Assembly Room.

If any meetings are cancelled, proper notice will be posted with the Town Clerk and Special Meetings will be scheduled as necessary.

January 23, 2012
February 27, 2012
March 26, 2012
April 23, 2012
May 28, 2012 – Meeting to be rescheduled or cancelled due to Memorial Day
Observance
June 25, 2012
July 23, 2012
August 27, 2012
September 24, 2012
October 22, 2012
November 26, 2012
December 24, 2012 – Meeting could be rescheduled or cancelled due to Christmas
Holiday

Respectfully submitted,

Karen A. Wilson

Karen A. Wilson
Clerk for the Economic Development Commission

**ECONOMIC DEVELOPMENT COMMISSION
REGULAR MONTHLY MEETING
OCTOBER 24, 2011
MINUTES
(Draft Copy – Subject to Revision)**

10:17 AM
NOV 12 2011
Jane A. Beckwith

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

COMMISSIONERS PRESENT: A. SanAngelo, E. Korzon, J. Betkoski, Clare Pusateri, Jeremy Rodorigo, and R. Bradley..

COMMISSIONERS ABSENT: None.

OTHERS PRESENT: None.

MINUTES

Minutes – September 26, 2011 Regular Monthly Meeting. **J. Rodorigo made motion to approve the Minutes as presented. 2nd by J. Betkoski. All aye.**

PUBLIC COMMENTS

No public comments at this time.

CORRESPONDENCE

1. E. Micklos resigned from the Commission. Letter was sent to him thanking him for his service to the Commission. Members were asked to come up with someone to replace him.
2. Letter was sent to all Boards and Commissions for information on procedures to follow to obtain necessary permits from their respective Boards and Commissions.
3. It was noted that the Planning & Zoning Commission Regulations are not on line at this time.
4. Memo from the First Selectman with regard to keeping thermostat set at no higher than 68 degrees, and to make sure that all windows are closed before leaving the building.

OLD BUSINESS

1. Discussion on Town's new website and the importance of keeping the website updated. Discussion of someone who might be interested in doing this job for the Town. Commission agreed to send a letter to the Board of Selectmen asking them to keep the website updated by having someone do this work, citing the fact that a lot of money has been spent and the Town should support efforts to keep the website updated.
2. A. SanAngelo noted he had not received any responses from any Land Use Board as to information what each Board or Commission needs before any permits can

**ECONOMIC DEVELOPMENT COMMISSION
REGULAR MONTHLY MEETING
OCTOBER 24, 2011
MINUTES**

(Draft Copy – Subject to Revision)

be considered. C. Pusateri commented about here frustration at things taking so long to get accomplished. It was suggested a letter be sent from the Board of Selectmen to the Land Use Boards to cooperate to the information requested by the EDC.

3. Commission reviewed an early form with regard to procedures to follow as required by each Land Use Board. The form could be scanned or recreate. Commission will continue to follow this discussion.
4. It was noted there have been many delays with the Streetscape Enhancement Project
5. It was noted that the EDC had recommended a Community/Media Center building be put on Main Street ((possibly at the Commuter lot).
6. Discussion on downtown parking and the different types of parking .Discussion of angled parking on the business siece (Beacon Market side) on the road.

NEW BUSINESS

1. C. Pusateri would like to see a fast track procedure put in place whereas the Boards and Commission can relay information they need and procedures to follow when a developer comes in with a proposed project. It was noted all Boards and Commissions should be better able to communicate with each other.
2. Discussion of the Main Street Commuter lot and what the Town could do with it. Deed for the transfer should be looked at to determine if there are any restrictions, ect for that property. It was noted the land cannot be sold, but there might be a possibility of leasing the property. This will be looked into further.
3. It was noted there has been some positive work being done at the house at the entrance to the Commerce Park..
4. Trees have been coming down on the Lafferty property recently purchased by Dr. Dey for a medical center.
5. Discussion of the Old Schoolhouse. The building is in bad shape. It would cost more to rehabilitate the building than tear it down. Possibility of moving the building to another location was also discussed. Current owner of the building is willing to sell the building to the Town. Comment made “that everything old is not always of value”.
6. Discussion on the Downtown. R. Bradley commented that you do not want to harm any business,; which are an asset to the Town. It was noted that a conceptual plan and been done depicting a Community /Media Center on Main Street.
7. A .SanAngelo noted he had gotten an inquiry about space on Alliance Circle. This might involve creation of forty (40) jobs and does the fit the criteria to become part of the Enterprise Zone.
8. C. Pusateri asked if anyone knew what is going on on Noe Place near the Station Glow business. Clerk will ask Zoning Enforcement Officer to check the area out.

**ECONOMIC DEVELOPMENT COMMISSION
REGULAR MONTHLY MEETING
OCTOBER 24, 2011
MINUTES**

(Draft Copy – Subject to Revision)

9. The J. Martin property plans are on hold for now due to a problem with the heirs of M. Blakeman who was a partner in the project.

GRANT NEWS/UPDATES

None at this time.

PAYMENT OF BILLS

Clerk's bill was approved for payment.

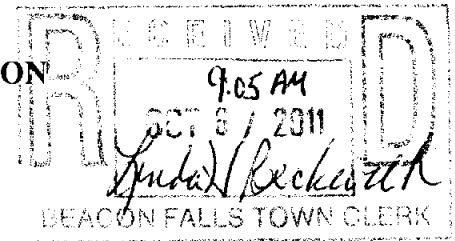
With no other business, **J. Betkoski made motion to adjourn the meeting at 9:15 P.M. 2nd by R. Bradley. All aye.**

Respectfully Submitted,

Karen A. Wilson

Karen A. Wilson, Clerk of the Economic Development Commission
Monthly Meeting –October 24, 2011

ECONOMIC DEVELOPMENT COMMISSION
REGULAR MONTHLY MEETING
SEPTEMBER 26, 2011
MINUTES
(Draft Copy – Subject to Revision)



A. SanAngelo called the Regular Monthly Meeting of the Beacon Falls Economic Development Commission to order at 7:35 P.M. .

COMMISSIONERS PRESENT: A. SanAngelo, E. Korzon, J. Betkoski, Clare Pusateri, Jeremy Rodorigo, and R. Bradley..

COMMISSIONERS ABSENT: E. Micklos.

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

MINUTES

Minutes – August 22, 2011 Regular Monthly Meeting. **E. Korzon made motion to approve the Minutes as presented. 2nd by J. Betkoski. All aye.**

PUBLIC COMMENTS

No public comments at this time.

CORRESPONDENCE

1. S. Cable received email from S. Kersten. with regard to Economic Development Commission.
2. Another letter submitted by S. Kersten with regard to the Commission. Commission acknowledged receipt of letter and it was read.
3. Flyer from the Conservation Commission with regard to a Community Forum being held on October 13, 2011 from 4:00 P.M. to 9:00 P.M. at Woodland Regional High School. Commission commended the Conservation Commission for compiling some very interesting and informational materials.

OLD BUSINESS

1. It was noted the issue with the Streetscape Enhancement Project had been resolved. The 88 bolts having to be tested by the State were discussed.
2. Discussion on the Town's new website. The Commission would like to see links included on the website linking information. Commission reviewed information compiled by J. Rodorigo and discussed making some changes to the text. Commission would like to see a step by step guideline of what procedures must be followed by a potential buyer or developer of property in the Town. Format should be easy to follow and should include various Planning & Zoning and Inland Wetlands requirements and any other things which have to be done. This would make the developer, etc aware of what permits are needed. The Building Official should also be included in the procedure.

**ECONOMIC DEVELOPMENT COMMISSION
REGULAR MONTHLY MEETING
SEPTEMBER 26, 2011
MINUTES
(Draft Copy – Subject to Revision)**

Discussion on who a potential developer should meet with first, with Commission feeling it should be the First Selectman and the Economic Development Commission, and then proceed with the various Land Use Boards and Commission.

Requirements of a Site Plan should also be included in the process.

A. SanAngelo noted the Engineers for a project are aware of what requirements are needed.

3. Commission would also like to see an up to date list of any available properties in Town.

Commission likes the tag line “Beacon Falls is the Place to Be.”.

4. Discussion of Land Use, with A. SanAngelo noting there is a Land use Committee consisting of representatives of various Boards and Commissions. Suggestion made to contact each Board and Commission Chair to find out what their process entails with regard to development.. Suggestion made to write a letter to the Board of Selectmen asking them to get this process in motion. In a PDF format. This would all help in bringing businesses to the Town.

M. Krenesky noted he has been coordinating the website, adding the Town is considering having someone serve as the Town’s Webmaster.

R. Bradley would still like to see a listing of all businesses, industrial and commercial properties in Town and what is available. It was noted there is space available in the Bronson Building and at Murtha Industrial Park.

5. Discussion on what, if anything, Beacon Falls has to offer with regard to taxes. A. SanAngelo noted Town is part of the Enterprise Corridor Zone, which does offer some type of tax abatement. C. Pusateri noted any time here is a discussion of any type of tax abatement, it should start with the Board of Selectmen.

6. E. Korzon again brought up parking issues on Main Street. He would like to see diagonal parking. He added a traffic study has already been done, and P. Burns should have it. Commission agreed to send letter to the Board of Selectmen asking them to take a look at Route 42 North at Burton Road and end at Church Street..

Discussion on parking situation at Gabe’s Mobil and possibly have diagonal parking at the Post Office..

The Commission would like to see a proposal on improving the Downtown Plan as it refers to parking downtown.

E. Korzon made motion to go into Executive Session at 9:11 P.M. to discuss wages paid to the Commission’s Clerk, 2nd by J. Betkoski. All aye. Meeting continued with more comments under New Business. (# 8)

Commission came out of Executive Session at 9:17 P.M.

NEW BUSINESS

1. A. SanAngelo noted there was a pile of boulders near the Industrial Park but it has been cleaned up.

**ECONOMIC DEVELOPMENT COMMISSION
REGULAR MONTHLY MEETING
SEPTEMBER 26, 2011
MINUTES**

(Draft Copy – Subject to Revision)

2. M. Krenesky noted the Ordinance Book should be kept up to date.
3. It was noted that Dr., Dey has to ask for a zone change.
4. C. Pusateri asked if the Town had won any awards. It was noted that Beacon Falls was apart of the Valley Towns being designated as an "All America City" in 2001. It was noted signs are still located at the beginning at the Valley on Route 8 and at the other end of the Valley. J. Betkoski noted the logo is still used on the First Selectman's and Board of Selectmen's stationary.
5. E. Groth asked what the next step is once the website is in place, and how can we get our website out there. It was noted Virtual Town Hall would be setting up tags. The Town should be linked to the States' Department of Community and Economic Development.. It was noted you can pay Google a fee to designate Beacon Falls as a site.
6. It was noted that Northeast Millwright went out of business.
7. An Economic Summit is scheduled to take place in Hartford with the Governor on October 6, 2011.
8. C. Pusateri asked if Town is award of the European Business Connection and suggested it gets involved with this.

OLD BUSINESS/ NEW BUSINESS

1. Commission discussed length of time a person can speak at a Board or Commission meeting. It was agreed not to discuss this any further

GRANT NEWS/UPDATES

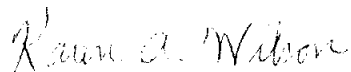
None at this time.

PAYMENT OF BILLS

Clerk's bill was approved for payment.

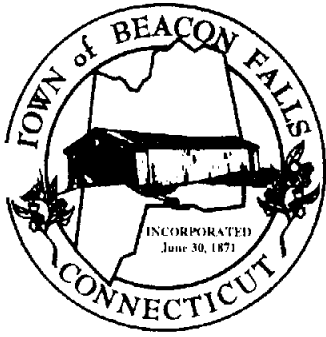
With no other business, **J. Betkoski made motion to adjourn the meeting at 9:25 P.M. 2nd by R. Bradley. All aye.**

Respectfully Submitted,



Karen A. Wilson, Clerk of the Economic Development Commission
Monthly Meeting –September 26, 2011

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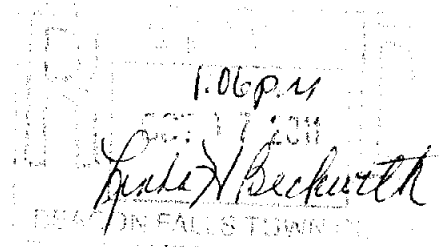


Town of BEACON FALLS
Connecticut

ECONOMIC DEVELOPMENT COMMISSION

October 17, 2011

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** scheduled for **Monday, October 24, 2011** beginning at **7:30 P.M.** Meeting will be held in the **Town Hall Assembly Room**, , Town Hall, 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. Website
6. New Business
7. Payment of Bills
8. Grant Status and News
 - a. Streetscape Enhancement – Status
9. Adjournment

Thank you.

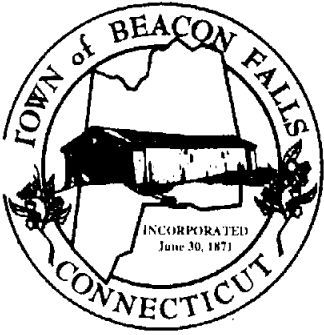
Sincerely,

Karen A. Wilson

Karen A. Wilson

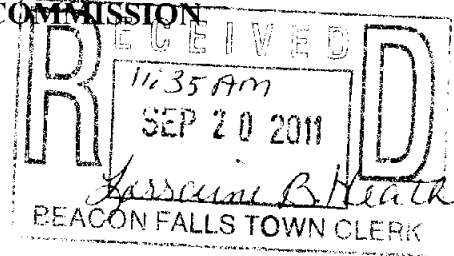
Clerk for the Economic Development Commission

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



Town of BEACON FALLS
Connecticut

ECONOMIC DEVELOPMENT COMMISSION



September 20, 2011

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** scheduled for **Monday, September 26, 2011** beginning at **7:30 P.M.** Meeting will be held in the **Town Hall Assembly Room**, , Town Hall, 10 Maple Avenue, Beacon Falls.

AGENDA

1. Call to Order
2. Approval of Minutes
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Thank you.

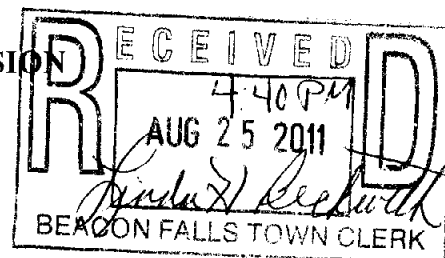
Sincerely,

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
AUGUST 22, 2011
MINUTES
(Draft Copy – Subject to Revision)



A. SanAngelo called the Regular Monthly Meeting of the Beacon Falls Economic Development Commission to order at 7:35 P.M. .

COMMISSIONERS PRESENT: A. SanAngelo, E. Korzon, J. Betkoski, Clare Pusateri, Jeremy Rodorigo, and R. Bradley..

COMMISSIONERS ABSENT: E. Micklos.

OTHERS PRESENT: Selectman M. Krenesky, S. Kersten.

MINUTES

Minutes – July 25, 2011 Regular Monthly Meeting. **J. Rodorigo made motion to approve the Minutes as presented. 2nd by J. Betkoski. All aye.**

PUBLIC COMMENTS

1. **S. Kersten**, 10 Coventry Lane, asked what the Economic Development Commission does for businesses who might want to come to Town, adding that he has been getting the run around in his attempt to bring a Farmer's Market to Town on Sunday mornings at the bank Main Street location. A. SanAngelo noted the Town is a part of the Enterprise Corridor Zone which offers some tax relief for approved businesses who have met criteria.. He noted the former Ideal building which has 160,000 square feet available but the site is on a Brownsfield site, and Murtha also has some vacant space available..
S. Kersten also noted there is no parking on Main Street and felt the current Streetscape Project is a waste of time because it will not bring people to Downtown. He noted that some current businesses in Town do not want competition from anyone. He would like to see something in writing as to a procedure to follow when wanting to bring in a business to Town, adding he feels the Town turns the other way when someone is interested.
A. SanAngelo noted the Town is still in the process of developing a new website, which will include links to various State agencies. The website is a work in progress and the EDC Commission will again discuss its content at its September Meeting. He also added with a \$1500 budget which includes the Clerk's fees, is not a lot of money to work with when trying to promote the Town, noting the EDC and Town is trying its best to work with what it has.
A. SanAngelo noted the ECD helped to secure over \$5,000,000 in grant funds over the years. He stressed the ECC members are all volunteers and unlike other Valley Towns, Beacon Falls does not have a paid Economic Development Director.

**ECONOMIC DEVELOPMENT COMMISSION
REGULAR MONTHLY MEETING
AUGUST 22, 2011
MINUTES
(Draft Copy – Subject to Revision)**

CORRESPONDENCE

1. A. SanAngelo noted the Commission's response to the Streetscape Enhancement Project was included in the Citizen's News Letters to the Editor.

OLD BUSINESS

1. Peter Burns Report. Discussion. The matter with regard to some discovered materials has been handled and is not a problem.
2. Commission would still like to see some type of fast track written procedure in place when applying for any type of project, etc.
3. It was also suggested working with other Boards and Commissions, specifically the Planning & Zoning Commission and Inland Wetlands to make sure everyone is on the same page. This process should incorporate some type of flow chart so everyone knows what is going on and what comes next.
4. R. Bradley suggested coming up with some type of list to identify what type of business might be interested in coming to Town and at what location might be best suited for a particular business.
5. Commission had questions what requirements might be followed by a potential Farmer's Market.
6. Commission noted there are regulations with regard to the Industrial (Commerce) Park, with A. SanAngelo noting Town Planning Consultant B. Miller has been diligently working on updating the Plan of Conservation & Development. The EDC and other Boards and Commissions all are included in this Plan.
7. Main Street Development Corporation. J. Betkoski had no further information as to status of that organization.
8. J. Rodorigo noted he had sent out an email earlier 8/22/2011 with regard to EDC information to be included on the Town's new website. J. Rodorigo's suggestion for a short statement was "*Beacon Falls.... Make your Move*". Selectman M. Krenesky was able to view the site and Commission was able to read J. Rodorigo's comments. Commissioners were urged to review the comments and add their suggestions to them. As noted earlier, links to various State agencies will be included. Clerk will try to incorporate member's comments. Commission would like to see businesses who have their own websites be included on the EDC page as well.
9. Commission would like to see a list of undeveloped property included on the site as well.
10. A. SanAngelo noted there are quite a few home-based businesses in Town.
11. A. SanAngelo also suggested inserting some type of page into tax bills making residents of the Town's website and how to access it. Discussion also on doing some type of mass mailing.
- 12.

AUG 25 2011

**ECONOMIC DEVELOPMENT COMMISSION
REGULAR MONTHLY MEETING
AUGUST 22, 2011
MINUTES
(Draft Copy – Subject to Revision)**

NEW BUSINESS /

1. A. SanAngelo noted there will be problems with developers having up put up cash for developments versus a bond, as Towns do not want to deal with bonding. He added there are quirks in the new law expected to take effect October 1, 2011, with regard to acceptance of a road before any CO's can be issued. He suggested that the Planning & Zoning Commission should review this new legislation as it involves new sub-divisions.
2. A SanAngelo noted there are no sub-division projects on any drawing boards which is in indication of what is happening with the economy at this time.
3. E. Korzon noted Murtha Industrial Park has a lot of vacancies, adding it is important to relay message to businesses that Beacon Falls businesses have the capabilities of doing some of the work for these businesses.

OLD BUSINESS/ NEW BUSINESS

1, R. Bradley would like to work together on bring in more vendors to the upcoming May 8, 2012 Canoe and Kayak Race, noting this is an excellent to promote the Town and the Naugatuck River. Discussion. Hew noted this has become the biggest race in New England., adding the Beacon Falls Merchants Association supports the event. A. SanAngelo suggested presented this to Tooley, who might officer some assistance. Connecticut Outdoors has also been a supporter. J. Rodorigo asked if locations for end point could be behind the Firehouse instead if Depot Street Bridge. This might result with more people staying around to enjoy entertainment, food vendors and other festivities Response noted this is due to safety reasons.. J. Rodorigo also suggested possibility of Fire Department having some type of 'beer tent', which would be a positive draw to the event itself and promote people staying around after actual race is over.

J. Betkoski made motion thte Economic Development Commission would assist in promoting the May 8, 2012 Annual Canoe and Kayak Race, 2nd by E. Korzon. All aye. Commissioners agreed it is very important to bring back to the river.

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 9:15 P.M. 2nd by R. Bradley. All aye.**

AUG 25 2011

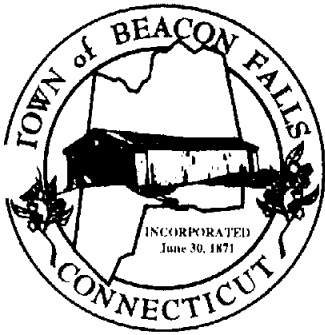
**ECONOMIC DEVELOPMENT COMMISSION
REGULAR MONTHLY MEETING
AUGUST 22, 2011
MINUTES
(Draft Copy – Subject to Revision)**

Respectfully Submitted,

Karen A. Wilson

Karen A. Wilson, Clerk of the Economic Development Commission
Monthly Meeting –August 22, 2011

AUG 25 2011



ECONOMIC DEVELOPMENT COMMISSION

August 17, 2011

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** scheduled for **Monday, August 22, 2011** beginning at **7:30 P.M.** Meeting will be held in the **Town Hall Assembly Room**, , Town Hall, 10 Maple Avenue, Beacon Falls.

AGENDA

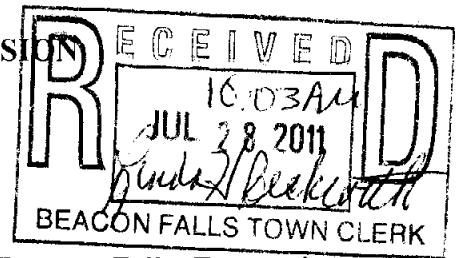
1. Call to Order
2. Approval of Minutes
3. Comments from the Public
4. Correspondence
5. Old Business
 - a. Main Street Development Corporation – update
 - b. DeCarlo & Doll – Report
 - c. Website
6. New Business
7. Payment of Bills
8. Grant Status and News
 - a. Streetscape Enhancement – Status
9. Adjournment

Thank you.

Sincerely,

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
July 25,, 2011
MINUTES
(Draft Copy – Subject to Revision)



A. SanAngelo called the Regular Monthly Meeting of the Beacon Falls Economic Development Commission to order at 7:35 P.M. .

COMMISSIONERS PRESENT: A. SanAngelo, E. Korzon, J. Betkoski, Clare Pusateri, Jeremy Rodorigo, and R. Bradley..

COMMISSIONERS ABSENT: E. Micklos.

OTHERS PRESENT: Selectman M. Krenesky, J. Fitzpatrick, S. Dowdell, J. Dowdell.

MINUTES

Minutes – June 27, 2011 Regular Monthly Meeting. **J. Rodorigo made motion to approve the Minutes as presented. 2nd by J. Betkoski. All aye.**

PUBLIC COMMENTS

None.

CORRESPONDENCE

No formal correspondence.

OLD BUSINESS

1. Commission commented briefly on Main Street Development Corporation, which appears to be no longer in existence. Commissioners would like to know what is going on and what happened to funds earmarked for the different Towns.
2. E. Korzon questioned whether or not a colored pavement would be used in the Streetscape Enhancement Project. Commission would like to see the walkway a different color than the roadway. A. Angelo will speak to P. Burns about this.

NEW BUSINESS /

1. Discussion of Letter to the Editor in the Citizens News submitted from R. Binkowski questioning the Streetscape Enhancement Project. Discussion. Commission asked where the public was when this project was introduced and discussed. Grant award for this project was made in 2002. All agreed that the project will present some traffic problems which concerned Commissioners. M. Krenesky noted this project is a part of the original Downtown Plan. Commission would like to see P. Burns discuss these issues with Drayton Construction (contractor for projec6). E. Korzon suggested Board of Selectmen be in tune with this project before it gets any worse. J. Rodorigo suggested writing a Letter to the

**ECONOMIC DEVELOPMENT COMMISSION
REGULAR MONTHLY MEETING**

July 25,, 2011

MINUTES

(Draft Copy – Subject to Revision)

Editor with a logical explanation of what is going on with this project, beginning with “in case you are wondering what is going on Downtown...”

OLD BUSINESS/ NEW BUSINESS

1. Discussion on trees, shrubs, etc. being removed from Volunteer Park and the concerns of the Commission on why certain trees were removed. Road Foreman E. Bea noted he is not a Landscape Architect nor a Horticulturist. A. SanAngelo pointed that Volunteer Park provided the first handicapped access to the Naugatuck River, and that a private company had been hired to plant specific trees, etc. Discussion on building these various parks in the Town, and then not doing maintenance on them. Commissioners agreed on the importance of doing regular maintenance on the parks, by keeping up with trimming, weeding, getting rid of invasive weeds, etc. J. Betkoski asked why the Economic Development Commission is involved in this, with E. Korzon noting this Commission’s job is to attract businesses to come to Beacon Falls. It was noted the emphasis is for Towns to go green and you want to present a nice image of the Town because it provides a safer, cleaner environment. E. Korzon felt that as fast as the Town has created aesthetic green areas, then the project gets lost. A. SanAngelo felt Public Works should be in charge of the maintenance. He also noted that no taxpayer dollars were used in the past projects (Volunteer Park, Veteran’s Park, i.e. S. Dowdell added the Park & Recreation Commission was also upset about removal of the trees at Volunteer Park. E. Korzon felt it would take approximately a few hours per week to do the required maintenance at Volunteer Park, adding that he volunteers on a regular basis to do weeding at the Industrial Park signage area as well as at Volunteer Park, adding he does enjoy doing this. R. Bradley agreed that maintenance should not be this Commission’s problem.
2. M. Krenesky noted the Police will start directing traffic on Main Street beginning Tuesday, July 26th.
3. J. Rodrigo said he is preparing information to be sent to the website about the Economic Development Commission. M. Krenesky noted he believes the website will be going live in a few weeks. M. Krenesky said the next step should be to set up some type of training session to allow people to get access to the site. A. SanAngelo wants to see some type of links directly to the State, with someone to serve as coordinator in trying to get businesses to come to Beacon Falls. M. Krenesky urged Commission to submit all information it wants to be included on the website to him as soon as possible.
4. A. SanAngelo would like to see some type of consistent fast track form for potential businesses to use, something would simplify the process. He recalled some type of form put together years ago and he is hoping a copy of this is available somewhere. Commissioners should then act like coaches to assist potential businesses. It was agreed to discuss the process and get necessary forms and documents together at the August 22, 2011 EDC Meeting. J. Fitzpatrick noted that everything starts with the Building Department and they should know

JUL 28 2011

**ECONOMIC DEVELOPMENT COMMISSION
REGULAR MONTHLY MEETING**

July 25,, 2011

MINUTES

(Draft Copy – Subject to Revision)

what is going on. It was also agreed that Planning & Zoning and Inland Wetlands should also know the process and work together on needed requirements and rules. J. Fitzpatrick noted if details are not looked into and checked it might be easy to fall through the cracks. J. Rodorigo felt the EDC Commission has to focus on brining businesses to Town, should know the process and be comfortable talking about it.

5. Commission would still like to see a list of businesses in Town as well as a list of any available land. Suggestion made to send letters to owners of any available or unused land. It is also important to know how the land is zoned.
6. A. SanAngelo noted some Towns no longer accept bonds, but will accept cash only.
7. A. SanAngelo noted he has been looking at other Town's websites, adding that Seymour has a "Smart Zone" as well as the Enterprise Zone which offer incentives to businesses.
8. Brief discussion of the Commuter Parking lot, and what type of use would be allowed since this is Municipal property. It was noted many hospitals are now buying out Doctor's practices as the doctors are no longer to maintain their practices. R. Bradley asked if the Wolfe Avenue property might be considered for another for other uses rather than a Community Center, such as medical facility, funeral home, or other professional offices. S. Dowdell, a member of the Wolfe Avenue Study Committee noted the Committee's charge is to look into the Community Center/Media proposals.
9. S. Dowdell said Committee would like to see how the Wolfe Avenue property might also help with Economic Development, adding the Committee is working on a plan to present to the people. She added that original square footage was much larger than is actually needed because of reduction of written books. Perhaps some of the physical space could be used as meeting room. A. SanAngelo asked if a Community Center could be built in the Commerce Park. He also noted FEMA has put together new flood plain maps. S. Dowdell noted the Library has equipment to lend out which could be used by smaller businesses for training purposes, etc.
10. J. Dowdell, a member of the Rotary, noted the Rotary has adopted Volunteer Park for at least one (1) year and will do some plantings, as well as regular maintenance. Commission commended the club for taking an active role in the Community. Suggestion made to involve Woodland High School students in these projects also, noting that there are some talented students out there who might be able to help with various designs, etc.

DECARLO & DOLL'S REPORT

No report received.

JUL 28 2011

**ECONOMIC DEVELOPMENT COMMISSION
REGULAR MONTHLY MEETING
July 25,, 2011
MINUTES
(Draft Copy – Subject to Revision)**

GRANT NEWS/UPDATES

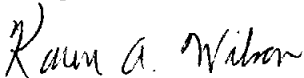
None at this time.

PAYMENT OF BILLS

Clerk's bill was approved for payment.

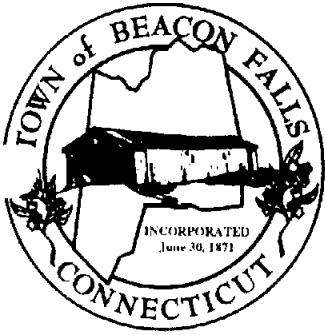
With no other business, **J. Betkoski made motion to adjourn the meeting at 9:18 P.M. 2nd by R. Bradley. All aye.**

Respectfully Submitted,



Karen A. Wilson, Clerk of the Economic Development Commission
Monthly Meeting –July 25, 2011

JUL 28 2011

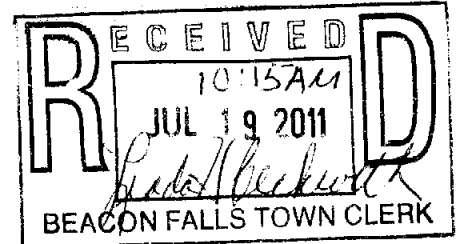


Town of BEACON FALLS
Connecticut

ECONOMIC DEVELOPMENT COMMISSION

July 19, 2011

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** scheduled for **Monday, July 25, 2011** beginning at **7:30 P.M.** Meeting will be held in the **Board of Selectmen's Conference Room**, Town Hall, 10 Maple Avenue, Beacon Falls.

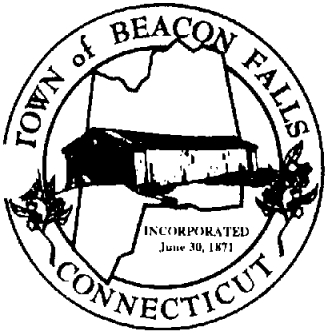
AGENDA

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
 - a. Traffic Patterns from Route 42 North
7. Payment of Bills
8. Grant Status and News
 - a. Streetscape Enhancement – Status
9. Adjournment

Thank you.

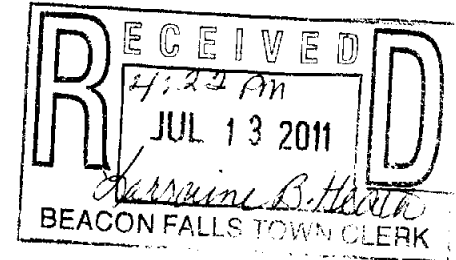
Sincerely,
Karen A. Wilson
Karen A. Wilson
Clerk for the Economic Development Commission

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



Town of BEACON FALLS
Connecticut

ECONOMIC DEVELOPMENT COMMISSION



July 13, 2011

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

Dear Mr. Novak:

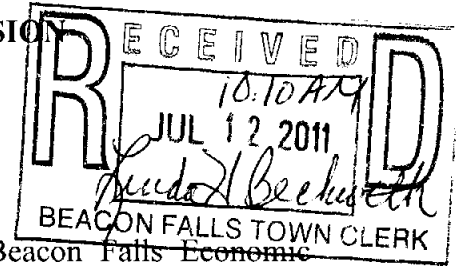
Please be advised that the **Committee to Study the Biennial Election Ordinance** with regard to the Tax Collector and Town Clerk positions will hold a Meeting on **Thursday, July 14, 2011** at **8:00 P.M.** in the **Board of Selectmen's Conference Room**, 10 Maple Avenue, Beacon Falls, CT.

Thank you.

Sincerely,

Dominick S. Sorrentino

ECONOMIC DEVELOPMENT COMMISSION
REGULAR MONTHLY MEETING
JUNE 27, 2011
MINUTES
(Draft Copy – Subject to Revision)



A. SanAngelo called the Regular Monthly Meeting of the Beacon Falls Economic Development Commission to order at 7:35 P.M. .

COMMISSIONERS PRESENT: A. SanAngelo, E. Korzon, J. Betkoski, E. Micklos, Clare Pusateri, Jeremy Rodorigo and new member R. Bradley..

COMMISSIONERS ABSENT: None.

OTHERS PRESENT: Selectman M. Krcnesky, J. Martin..

A. SanAngelo introduced new member Clare Pusateri to Commissioners.

MINUTES

Minutes – April 25, 2011 Regular Monthly Meeting. **J. Betkoski made motion to approve the Minutes as presented. 2nd by J. Rodorigo. All aye.**

PUBLIC COMMENTS

None.

CORRESPONDENCE

1. J. Woodward has resigned from the Commission. R. Bradley has filled this vacancy. Commission will recognize J. Woodward with a proclamation.
2. Letter from First Selectman S. Cable with regard to the Commission's concerns about conditions at Volunteer Park. Discussion on whether to privatize the maintenance of the Town's parks and Town median, perhaps to do some of the more elaborate maintenance. E. Korzon noted that Public Works recently took down many trees at Volunteer Park and he was concerned about what would happen next.
1. First Selectman Cable wrote to Governor Malloy in January, expressing the Town's concern about the building of the Fire School in the Pinesbridge Commerce Park and the effect it would have on other businesses, noting the intentions of Dr. Dey to build a facility in the Commerce Park Governor Malloy noted the Fire School 'is beneficial to everybody'. S. Cable also wanted further information on the "Pilot Program" being touted by the State, questioning what the problem entails and how much money Beacon Falls could expect and when. S. Cable's letter also noted monies in back taxes owed on the property which the State purchased for the Fire School, with A. SanAngelo asking how could you close on a property when back taxes are owed. It was also noted that the Fire School would not have to Planning & Zoning or Inland Wetlands. Consensus

**ECONOMIC DEVELOPMENT COMMISSION
REGULAR MONTHLY MEETING
JUNE 27, 2011
MINUTES**

(Draft Copy – Subject to Revision)

seems to be that there is nothing more Town can do to stop this project from moving forward.

OLD BUSINESS

1. It was noted the Town's share of the Streetscape Enhancement Project is 20% of the project cost.. S. Cable noted funding had passed with project scheduled to begin soon. Dayton Construction was awarded the bid.

NEW BUSINESS / WEBSITE DEVELOPMENT

1. It was noted that M. Trepca purchased R. Shea's property on Main Street. Rumors note that a liquor store might be going into that location. Question raised if there is some type of restriction as to how many package stores can be located in the same general area. It was noted that two (2) package stores were located on Main Street for a time.
2. Discussion on letter received with regard to the Town's new web page. A. SanAngelo noted he had checked Ansonia and Seymour's web page and felt Town should have some type of catchy phrase to promote doing business in Beacon Falls. Commission would also like to see a link to the State and a link from the State to the Town site as well. Commission would also like to see forms needed to be available, along with Planning & Zoning and Inland Wetlands Regulations available. J. Rodorigo volunteered to take some photos depicting 'Community life' in Beacon Falls to include on the website.
3. Discussion on keeping an up to date calendar of events.
4. Commission would also like to see an updated inventory of Industrial and Commercial property available in Beacon Falls. A. SanAngelo noted Town is a part of CERC, adding there should be a link to CERC from Town's website as well. Discussion on how to obtain a list of Beacon Falls businesses. Commission felt the Assessor's Office should have the tools to put together such a list. Question asked if Quality Data is Town's system has the capability of drawing out this information. Suggestion made to send out a a mailing to the Town asking if they have any property available.
5. E. Micklos noted he has been personally trying to interest business people to come to Beacon Falls, and felt a website pertinent to the Economic Development Commission is the way to go to achieve this. This website should encompass everything. He feels there are people out there who might be very interested in coming to Beacon Falls. A. SanAngelo noted he had spoken to a company from Belgium that was interested in coming to Beacon Falls but the deal did not happen. He suggested the Town have information on taxes and what can be done for potential businesses and that a list of available properties is important as well. He added that most people would not type in 'Beacon Falls' for information, but rather we should be linked to other sites. Further discussion indicated that the

JUL 12 2011

**ECONOMIC DEVELOPMENT COMMISSION
REGULAR MONTHLY MEETING
JUNE 27, 2011
MINUTES**

(Draft Copy – Subject to Revision)

EDC wants to be a part of the Beacon Falls website, but it is important as to what type of content we want to have.

6. C. Pusateri said you ‘want to get the best bang for the buck’, adding that location is very important, especially accessibility to employees to get to work. She noted that business and a labor force is a strong force when working together.
7. Success story of NEJ was discussed
8. Selectman Krenesky discussed the Virtual Town Hall website, adding that a Webmaster needs to be very involved with updating content and keeping the webpage fresh. He would like to see EDC information ready by July 15th. He noted there are still documents which still need to be tracked down.
9. R. Bradley again stressed the importance of putting together an inventory of available property in Town. He volunteered to meet with Assessor J. Chadderton to see how this could be done and to get as much information from the Assessors as possible.
10. Clerk will compile an email contact list of EDC members. Selectman Krenesky noted that members have to be very careful with emails as this is related to FOI.
11. After A. SanAngelo gave a brief description of how an individual tried unsuccessfully to contact the State for assistance in trying to open a business to manufacture a product he had invented and patented, but to no avail. Apparently, this business is going to California. J. Rodorigo stressed the importance of anyone who gets a call about a potential business, etc. that a call be returned as soon as possible.

ELECTION OF OFFICERS

J. Rodorigo made motion to Anthony SanAngelo to serve as Chairman of the Economic Development Commission, 2nd by J. Betkoski. All aye.

J. Rodorigo made motion to nominate J. Betkoski to serve as Vice-Chairman of the Economic Development Commission, 2nd by R. Bradley. All aye.

J. Betkoski made motion to nominate C. Pusateri to serve as Secretary/Treasurer of the Economic Development Commission, 2nd by R. Bradley.

Secretary cast one (1) vote for the Slate of Officers.

J. Rodorigo will put together a press release on the EDC Commission.

MISCELLANEOUS DISCUSSION

1. E. Korzon suggested tackling the parking problem on Main Street when the Streetscape Project is completed. It was noted there is a problem turning past Gabe’s Mobile since the Police changed to the diagonal parking. Commission would like to address the traffic pattern from Route 42 North at its July Meeting.

**ECONOMIC DEVELOPMENT COMMISSION
REGULAR MONTHLY MEETING
JUNE 27, 2011
MINUTES
(Draft Copy – Subject to Revision)**

DECARLO & DOLL'S REPORT

No report received.

OLD BUSINESS/NEW BUSINESS

1. E. Korzon noted there is zero maintenance being done at the Industrial Park, adding this is not a positive attribute of the park.
2. It was noted that the Lafferty property (including the Old Schoolhouse) was purchased. Discussion on a zone change for the Lafferty property in the back. It was noted that part of the schoolhouse is on State property.

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 9:14 P.M. 2nd by J. Betkoski. All aye.**

Respectfully Submitted,

Karen A. Wilson

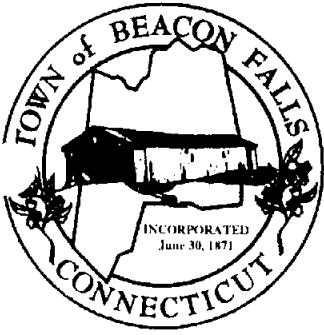
Karen A. Wilson, Clerk of the Economic Development Commission
Monthly Meeting –June 27, 2011

JUL 12 2011

ECONOMIC DEVELOPMENT COMMISSION
MEMBERSHIP (as of June 27, 2011)

NAME	ADDRESS	PHONE #	EMAIL /FAX
Betkoski, John W. III	118 Munson Road Beacon Falls, CT	(h) 729-5727 (w)860-827-2803 (w)	jbetkoski@aol.com
Bradley, Robert	12 Bonna Street Beacon Falls, Ct	(w) 729-4567 (h)729-3173	RBRADLEY04@snet.net Fax: 203-729-4573
Korzon, Edward S.	49 Rimmon Hill Road Beacon Falls, CT	888-3273 (h)	
Micklos, Edward F.	37 September Lane P.O. Box 181 Beacon Falls, CT	(203-723-8823	E.F. MICKLOS@ SBCGlobal.net
Pusateri, Clare T.	35 Noe Place Beacon Falls, CT	203-723-4112	clarepusateri@gmail.com
Rodorigo, Jeremy C.	1140 Burton Road Beacon Falls, CT	203-729-5033 Cell-203-410-7019	JRodphoto@comcast.net
SanAngelo, Anthony *Chairman	308 Pinesbridge Road Beacon Falls, CT	888-3763 (h) 735-1823 Ext 16 (w) Cell 203-214-9608	TSanAngelo@fergusonmcguire.com Insasps@sbcglobal.net
Wilson, Karen *Clerk	85 Blackberry Hill Beacon Falls, CT	723-0629 (h) 729-4340 (w)	KSOMWIL@aol.com Kwilson@townofbeaconfalls.com

JUL 12 2011

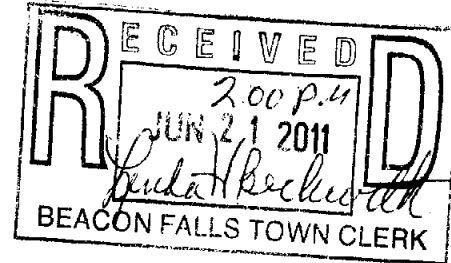


TOWN of BEACON FALLS
Connecticut

ECONOMIC DEVELOPMENT COMMISSION

June 21, 2011

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** scheduled for **Monday, June 27, 2011** beginning at **7:30 P.M.** Meeting will be held in the **Board of Selectmen's Conference Room**, Town Hall, 10 Maple Avenue, Beacon Falls.

AGENDA

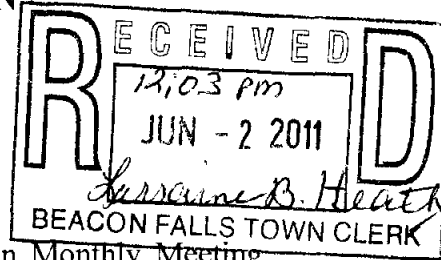
1. Call to Order
2. Approval of Minutes
3. Comments from the Public
4. Correspondence
5. Old Business
 - a. Main Street Development Corporation – update
 - b. DeCarlo & Doll – Report
 - c. HUD Monies
6. New Business
 - a. Election of Officers
7. Payment of Bills
8. Grant Status and News
 - a. Streetscape 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
MAY 23, 2011
MINUTES
(Draft Copy – Subject to Revision)**



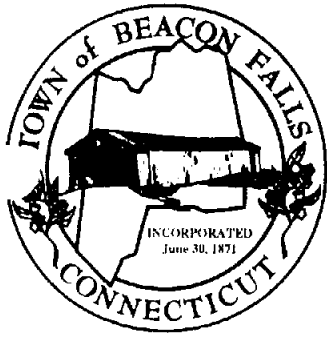
Due to lack of a quorum, the Economic Development Commission Monthly Meeting scheduled for Monday, May 23, 2011 was cancelled.

Respectfully submitted,

Karen A. Wilson

Karen A. Wilson

Clerk for the Economic Development Commission

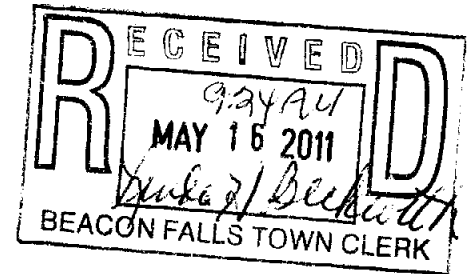


Town of BEACON FALLS
Connecticut

ECONOMIC DEVELOPMENT COMMISSION

May 16, 2011

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** scheduled for **Monday, May 23, 2011** beginning at **7:30 P.M.** Meeting will be held in the **Board of Selectmen's Conference Room**, Town Hall, 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.

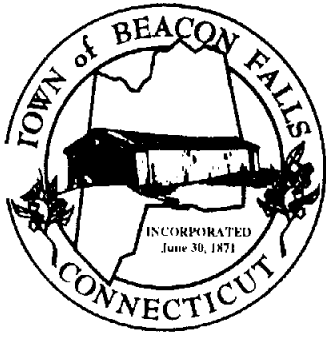
Sincerely,

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.



Town of BEACON FALLS
Connecticut

ECONOMIC DEVELOPMENT COMMISSION

12:08 PM

APR 12 2011

Jarraine B. Heath

April 12, 2011

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, April 25, 2011.

Thank you.

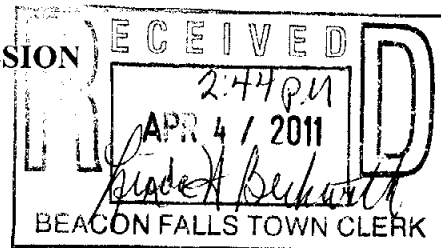
Sincerely,

Karen A. Wilson

Karen A. Wilson
Clerk for the Economic Development Commission

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

ECONOMIC DEVELOPMENT COMMISSION
REGULAR MONTHLY MEETING
MARCH 28, 2011
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, J. Betkoski, E. Micklos, J. Woodward and new member Clare Pusateri.

COMMISSIONERS ABSENT: J. Roderigo.

OTHERS PRESENT: Selectman M. Krenesky.

A. SanAngelo introduced new member Clare Pusateri to Commissioners.

MINUTES

Minutes - February 28, 2011 Regular Monthly Meeting. **E. Korzon made motion to approve the Minutes as presented. 2nd by J. Betkoski. All aye.**

PUBLIC COMMENTS

None.

CORRESPONDENCE

A. SanAngelo noted no responses have been received from the Board of Selectmen with regard to letters sent to them. A. SanAngelo did note that the Valley COG noted there are no funds left from the Route 42 -67 Studies. There has been some study done on Exit 23.

1. J. Woodward asked about letter sent to Citizens for Tomorrows Downtown with regard to monies to help with the matching funds needed for the Streetscape Enhancement Project. Discussion. Could some of their monies be used towards bumpouts for the project.. It was noted flood plain maps have been updated and filed.
2. Question raised if Streetscape Enhancement Project had been awarded yet. M. Krenesky added Board of Selectmen has not signed any contracts at this time.
3. No response received yet from Governor Malloy with regard to proposed Fire School. J. Betkoski suggested sending a copy of the letter dated March 3, sent to the Governor, with the Town's concerns about the fire school.

GENERAL DISCUSSION

**ECONOMIC DEVELOPMENT COMMISSION
REGULAR MONTHLY MEETING
MARCH 28, 2011
MINUTES**

(Draft Copy – Subject to Revision)

1. J. Betkoski said he would talk to Jim Maloney about the status of Main Street Development Corporation funds. A. SanAngelo noted there is usually federal audit done when federal funds are involved.

NEW BUSINESS

1. Discussion on some businesses who had expressed an interest in coming to Beacon Falls, but for various reasons chose not to. A. SanAngelo suggested Commissioners take a look at the Seymour Economic Development Commission's website.
2. M. Krenesky noted \$5,000 in the Economic Development Commission's proposed budget to cover expenses for marketing, etc. and use of Liz Appel's services.

WEBSITE – GENERAL DISCUSSION

M. Krenesky noted Board of Selectmen recently hired 'Your Virtual Town Hall' to serve as the Town's new website developers. He noted someone in the Town Hall will serve as the Contact Manager for the website. The new website should be fully operational by June 2, 2011. A. SanAngelo said the Town has to get into the technological age and make our presence known to the world. He would like to see real estate information on the Town's website with links to pertinent information. He also suggested making it easier for developers to come to the Town and be able to easily access procedures and forms needed to go through the Town's Boards and Commissions.

DECARLO & DOLL'S REPORT

No report received.

OLD BUSINESS/NEW BUSINESS

1. Discussion on recent referendum vote on proposed projects to be funded by bonding. The proposed purchase of a Benedetti machine was discussed. Something does have to be done with the roads as no major project has been done on them in over thirty(30) years.. The infrastructure has major bed problems. Suggestion made to do sewer and water lines at the same time any road improvements are done.
2. It was noted people want services but they do not want tax increases. There will be a Public Hearing on the proposed 2011/2012 Municipal Budget on Tuesday, April 12, 2011 at Laurel Ledge School at 7:00 P.M. M. Krenesky said the 'situation is ugly' as people do not want to give up their trash collection and would rather lay off Town employees.
3. M. Krenesky noted Board of Finance member L. Krepinevich has come up with an idea about investing in equipment to convert any type of trash to energy. There is still a lot more information to gather before any actions might be taken on this idea.

**ECONOMIC DEVELOPMENT COMMISSION
REGULAR MONTHLY MEETING
MARCH 28, 2011
MINUTES**

(Draft Copy – Subject to Revision)

4. All agreed that something needs to be done. K. Wilson noted that one of the taxpayers biggest concerns is their trash.
5. Discussion of purchase of new vehicles for the Town.
6. Discussion on budget surplus and what should be in that surplus. M. Krenesky noted an 8% budget surplus is being recommended. M. Krenesky said there is approximately a \$400,000 to \$450,000 revenue shortcoming at the current time, adding that conveyance taxes are way down because there is no real estate activity.
7. Discussion on being more active with Tax Collections.

NEW BUSINESS

1. A river cleanup for the Greenway Project is being scheduled for May. The proposed Greenway would be from Thomaston to Beacon Falls. Sam Gold of the CNVCOG has more information.
2. ON April 30, 2011, there is also a river cleanup scheduled to get ready for the May 7, 2011 kayak race.
3. It was noted that Harold Murtha had some concerns because he had some interested from a prospective tenant to rent space from him at his Industrial Park but no one returned any of his calls. Commission agreed there should be a better way to connect a business with government to get the best guidance and assistance. I.e. The Enterprise Zone.
4. Commission agreed not to meet in April unless needed. Clerk will make proper notification.

GRANT NEWS/UPDATES

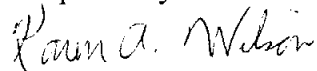
None at this time.

PAYMENT OF BILLS

Clerk's bill was approved for payment.

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

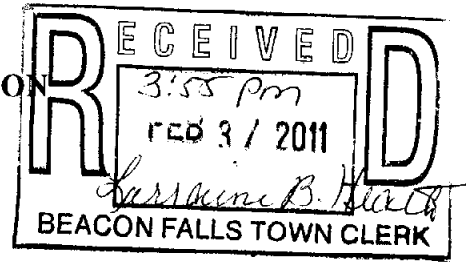
Respectfully Submitted,



Karen A. Wilson, Clerk of the Economic Development Commission
Monthly Meeting –March 28, 2011

APR - 4 2011

**ECONOMIC DEVELOPMENT COMMISSION
REGULAR MONTHLY MEETING
JANUARY 24, 2011
MINUTES
(Draft Copy – Subject to Revision)**



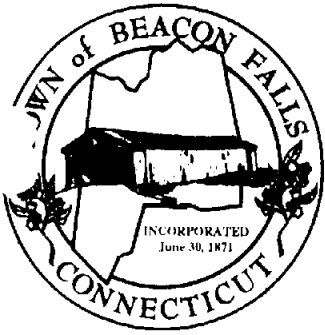
Due to lack of a quorum the Beacon Falls Economic Development Commission did not hold its regular Monthly Meeting scheduled for Monday, January 24, 2011.

Respectfully submitted,

Karen A. Wilson

Karen A. Wilson

Clerk for the Economic Development Commission

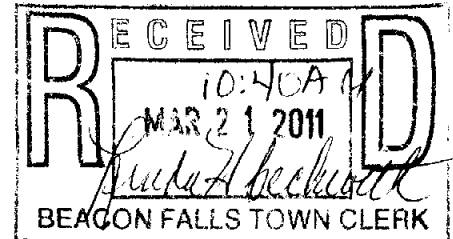


Town of BEACON FALLS
Connecticut

ECONOMIC DEVELOPMENT COMMISSION

March 21, 2011

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** scheduled for **Monday, March 28, 2011** 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,

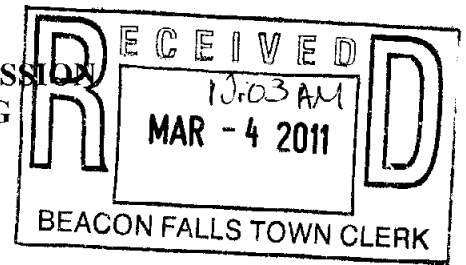
Karen A. Wilson

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
FEBRUARY 28, 2011
MINUTES
(Draft Copy – Subject to Revision)



A. SanAngelo called the Regular Monthly Meeting of the Beacon Falls Economic Development Commission to order at 7:35 P.M. .

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

COMMISSIONERS ABSENT: E. Micklos.

OTHERS PRESENT: Selectman M. Krenesky, Selectman D. Sorrentino, E. Groth, and R. Bradley.

J. Betkoski made motion to have discussion with Planning Brian Miller with regard to Plan of Conservation & Development, 2nd by E. Korzon. All aye.

MINUTES

Minutes from the January 24, 2011 were noted with no quorum **J. Betkoski made motion to approve the Minutes as presented. 2nd by J. Woodward All aye.**

PUBLIC COMMENTS

1. **E. Groth** asked if the Commission any information as to damage to the economic development tin the Town and the effects to the Beacon Falls tax base as a result of the proposed Fire School to be located in Beacon Falls. J. Betkoski noted First Selectman Cable had recently met with Governor Malloy who agreed that he could not believe the State would spend money to put a Fire School in the proposed location in the Commerce Park. J. Betkoski noted First Selectman Cable is gathering all of the information she has on this matter and will forward it to Governor Malloy. E. Groth also noted he had heard funding for this project is number 2 at the top of the list for State funding, with Commission responding where is this money coming from during these difficult economic times? A. SanAngelo said someone should take a look at the impact on property values should this Fire School be built in the Commerce Park and what might be the cost to a tenant because of the presence of this Fire School. E. Korzon noted current property owners to the proposed Fire School have money tied up and now might not be interested in pursuing locating to the Commerce Park. E. Groth asked if the Commission can accept the answers it has been given and said the Town be pro-active in this matter and to keep conversations going with Senator Crisco and Representative Greene.
2. **R. Bradley**, Beacon Falls Merchants Association noted a meeting has been scheduled for this Thursday, March 3, 2011 at 7:00 P.M. at the Beacon Falls Senior Center to discuss upcoming events. He added he is low on funds and time and is asking the Town to assist with announcing this upcoming meeting. He also

**ECONOMIC DEVELOPMENT COMMISSION
REGULAR MONTHLY MEETING
FEBRUARY 28, 2011
MINUTES**

(Draft Copy – Subject to Revision)

noted Kayak Race is scheduled for May 7, 2011, with further details to be forthcoming.

3. **R. Bradley** also urged the Town to do some necessary repairs on Blackberry Hill which might make this road more accessible for Bethany residents to come to Beacon Falls for their shopping needs. D. Sorrentino noted this project is included in the proposed Bond Package scheduled for a Town-wide Referendum on March 15, 2011. Questions asked why \$1,000,000 is to be spent on upgrades to the Wastewater Treatment when monies received from sewer hook-ups, etc. should have been earmarked for plant upgrades. D. Sorrentino noted that over the years, monies have been spent on various other things, including grinder pumps. It was noted that currently Beacon Falls does not have a sewer usage charge. D. Sorrentino noted a special meeting had been held with W.P.C.A. with these discussions noted in that meeting's minutes.

CORRESPONDENCE

1. Letter from First Selectman S. Cable with regard to proposed Fire School.
2. Letter from First Selectman S. Cable with regard to making sure new members of the Commission are aware of the Plan of Conservation & Development.

B. Miller than spoke to the Commission about the memo he composed with regard to Open Space and Land Use, incorporating some of the thoughts and ideas presented by A. SanAngelo. B. Miller noted he has been working with the Open Space and Land Use Committee to develop a new Plan of Conservation & Development. (Note: this memo is attached) Some of the items he discussed were:

- Equalized mill rate – Beacon Falls is below the State average
- Beacon Falls has a higher share of employment in manufacturing
- Beacon Falls Grand List is below the State average
- Specialized manufacturing is growing and changing
- It is hard to find skilled workers – more is needed to be done as there is a Greater need for communication
- It might be a good idea to work with Seymour to develop the Haynes property at Exit 23 off Route 8, to come up with a plan for this property.
- Some type of bio-medical facility could offer a good growth opportunity
- It might be a good idea to re-look the Railroad Station
- The Naugatuck Valley Greenway is another positive
- Take a look at a mixed-use plan for Downtown
- Redevelop South Main Street – take close look at Haynes property
- Possibly rezone some of the Industrial areas
- Look for a better access to industrial areas rather than Lopus Road
- Look at the commercial land on Old Turnpike Road
- Promote economic development through an updated and user friendly website to include a list of both commercial and industrial properties
- Use the CERC site and maintain lists of available property

MAR 4 2011

**ECONOMIC DEVELOPMENT COMMISSION
REGULAR MONTHLY MEETING
FEBRUARY 28, 2011
MINUTES
(Draft Copy – Subject to Revision)**

GENERAL DISCUSSION

- A. SanAngelo noted there are monies available from the Route 42-67 Study which might be utilized by contacting the Valley Council of Governments to study Exit 23.d There is a potential for future growth with approximately 400 to 500 acres
- J. Betkoski suggested taking a look at other Town budgets to see what they spend on economic development, adding Beacon Falls is probably near the bottom of the list.
- J. Woodward added this Economic Development Commission was responsible for obtaining many grants to aid in a DOT study, Volunteer Park, Veteran's Park and the most recent Streetscape Enhancement Project.

WEBSITE – GENERAL DISCUSSION

- A. SanAngelo noted people can look at Beacon Falls via the Internet, adding people do their homework before ever actually taking a physical road trip to view a Town or location.
- D. Sorrentino noted someone is needed to maintain any type of website. A. SanAngelo noted this Commission has reviewed two (2) proposals and he has information on a third proposal.
- B. Miller noted there is not even a link to Beacon Falls on the State's website

DECARLO & DOLL'S REPORT

No report received.

OLD BUSINESS/NEW BUSINESS

1. J. Betkoski noted that L. Appell is available to the Commission. Suggestion given that she could possibly property owners along the Greenway path. Consensus was that she should get involved with the Town's website, with an emphasis on Economic Development.
2. Commission would like to see Town discuss the Route 42 and 67 Study and plans for Exit 23 with both the Central Naugatuck Valley Council of Governments and the Valley Council of Governments. It was noted Exit 23 could be an gateway to growth in Beacon Falls. Commission discussed the exodus from lower Fairfield County into the Valley. Letter will be sent to the Board of Selectmen with this suggestion.

MAR 4 2011

**ECONOMIC DEVELOPMENT COMMISSION
REGULAR MONTHLY MEETING
FEBRUARY 28, 2011
MINUTES**

(Draft Copy – Subject to Revision)

3. Additional discussion of the Town's Website. A. SanAngelo presented information from QScend. QScend could cost approximately \$20,000 to \$30,000. Commissioners were given copies of website proposals from 'Brighten your View and Anita J. Goerig. Members felt Town should go with firms with more experience in Municipal Website Development. D. Sorrentino noted the Website Committee will meet this week and discuss all proposals. Commission agreed the website needs to be user friendly and must be able to be maintained by someone and agreed that this would be 'money well spent' A. SanAngelo said you 'have to be on the web if you want growth'.
4. A. SanAngelo reminded Commission there is approximately \$95,000 sitting in an account which was to be used specifically for the purchase of land for economic development. Clerk K. Wilson noted it would take an Act of Congress to get this original designation changed, adding this was not successful with Senator Dodd, but maybe now, new Senator Blumenthal might be a little more helpful. This will be looked into with a letter to the Board of Selectmen.
5. It was noted Town Engineer still has not made any recommendations with regard to bid award for Streetscape Enhancement Project.. A. SanAngelo said he would check with P. Burns on this.
6. It was noted a complaint was received from 400 Pinesbridge Road about the beaver situation in the Commerce Park.

NEW BUSINESS

1. Commission reviewed maps and plan of the proposed Greenway Project from Thomaston to Beacon Falls. **J. Rodorigo made motion to turn the maps and plan over to the Board of Selectmen, 2nd by J. Betkoski. All aye.** Clerk will submit mps and plan to them.
2. Discussion of the EDC budget. It was noted that over the years, this Commission's budget has been drastically reduced year after year. There is no money to do anything, even though the Commission has generated over \$5,000,000 in grant funding over the years. Members suggested asking for funds to help develop a viable website taking into account all statements noted earlier. Commission agreed that we '*Need to get into the 21st Century*'. And hire a professional to do the job. The Commission noted the cost has to be determined and then presented to the Boards of Selectmen and Finance the need for a professional website.
3. E. Korzon noted he had spoken with Bob Rick from the Storage Facility who agreed to donate some materials to improve the streetscape near his property on Route 8 if Town would provide manpower and trees to plant. D. Sorrentino suggested perhaps other adjoining property owners might want to offer their services and financial support as well. Clerk K. Wilson said she would check with her contact at the State DEP who was very helpful in securing the Town grant funds for the purchase of many trees.

MAR 4 2011

**ECONOMIC DEVELOPMENT COMMISSION
REGULAR MONTHLY MEETING
FEBRUARY 28, 2011
MINUTES
(Draft Copy – Subject to Revision)**

4. J. Betkoski noted Dr. Dey is in negotiations to purchase the Lafferty property for his proposed medical center, adding that Dr. Dey is committed to stay in Town. Discussion on offering him the Commuter Lot site, with possibility of the Town leasing the property to him.

GRANT NEWS/UPDATES

None at this time.

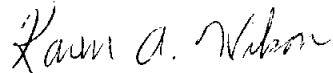
PAYMENT OF BILLS

J. Betkoski made motion to pay the \$100 fee for the Economic Development Association. 2nd by J. Woodward. All aye.

Clerk's bill was approved for payment.

With no other business, **E. Korzon made motion to adjourn the meeting at 8:55 P.M. 2nd by J. Woodward All aye.**

Respectfully Submitted,



Karen A. Wilson, Clerk of the Economic Development Commission
Monthly Meeting – February 28, 2011

MAR 4 2011



Turner Miller Group
planning consensus community

Land use, economic development, and environmental planning
Facilitating consensus among diverse constituents
Creating sustainable communities

Memorandum – Economic Development

To: Open Space and Land Use Committee
Economic Development Commission
Copy: Planning and Zoning Commission
Board of Selectman
From: Brian J. Miller, AICP, Town Planning Consultant
Date: February 28, 2011

The following was revised based upon comments from the Land Use Committee, at their February 23rd meeting. I will incorporate comments from the Economic Development Commission for review by the Land Use Committee.

1. Importance of Economic Development

- Businesses provide a net positive fiscal benefit to the Town, as they pay more in taxes than they consume in services.
- Local businesses provide employment opportunities, which reduce commutation distances of residents and energy consumption.
- A greater number of retail and service businesses in Beacon Falls would provide a greater choice for local residents, and reduce the need for them to travel out of the Town as frequently. This enhances the sustainability of the community by localizing economic activity.
- Taxes received by local businesses can allow the Town to add or enhance needed programs and services.
- Many local businesses provide community support ranging from donations to local causes, volunteer time, or other supportive activities.
- Business growth prevents the spread of blight, as businesses re-use and /or renovate underutilized properties.

Brian J. Miller, AICP, Turner Miller Group, Inc.

2. Economic Conditions

The formulation of an economic development strategy for a community requires a certain degree of understanding of its demographic and economic trends. The information is intended to help identify Beacon Falls's existing and potential role within the regional economy. In addition to the demographic information presented previously, we have analyzed certain labor force, employment and fiscal characteristics.

This component of the plan is being prepared at a time of unprecedented national economic change and upheaval. Economic conditions and data are changing rapidly. For example, the unemployment rate in Connecticut rose dramatically, from 5.2% in February, 2008 to 9.0% in February, 2011.

a. Labor Force

The Connecticut Economic Resource Center (CERC) provides economic development assistance to the communities within Connecticut. Much of the following information was obtained from the "Town Profiles" report, prepared by CERC for the State Department of Economic and Community Development.

Labor Force Change in Beacon Falls and State of Connecticut

	Labor Force 2006	Labor Force 2010	% Change
Beacon Falls	3,269	3,330	+1.9
Connecticut	1,826,800	1,884,400	+3.2

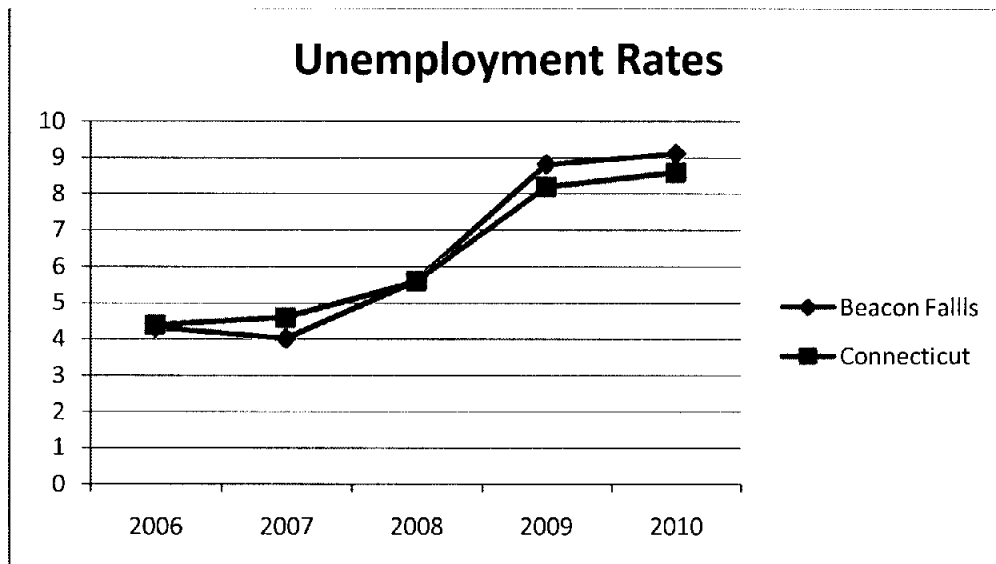
Source: CERC Town Profiles, 2009

The labor force has grown slightly in the past five years. However, the rate of growth is somewhat lower than that of the State.

Unemployment Rates in Beacon Falls and State of Connecticut

	2006	2007	2008	2009	2010
Beacon Falls	4.3	4	5.6	8.8	9.1
Connecticut	4.4	4.6	5.6	8.2	8.6

Source: CT. Department of Labor – Labor Force Data Benchmark



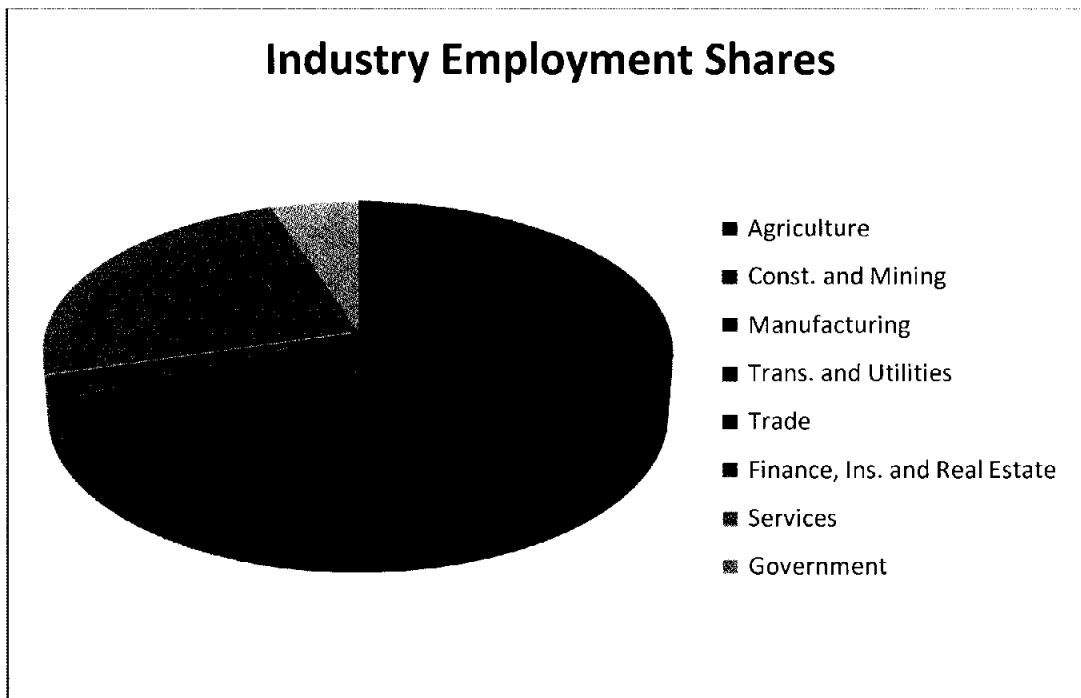
The local unemployment rate has generally trended with the State unemployment rate. The unemployment rates within the Town and State have significantly decreased over the past several years, reflecting the "Great Recession".

b. Employment and Industry

Business Profile (2005)

Sector	% of Total	
	Establishments	Employment
Agriculture	3.8%	1.4%
Const. and Mining	18.8%	10.7%
Manufacturing	11.3%	38.6%
Trans. and Utilities	5.6%	4.9%
Trade	18.3%	12.3%
Finance, Ins. and Real Estate	6.1%	2.6%
Services	31.5%	24.4%
Government	4.7%	5.1%

Source: CERC Town Profile - 2009



The largest employment sector in Beacon Falls is manufacturing. This contrasts with the overall State economy, in which services are the largest sector. This reflects the heritage and continued importance of manufacturing within the Naugatuck Valley. Having a native manufacturing base often leads to opportunity for support services, and establishes a Town as a regional employer.

c. Fiscal Environment

We have compared various fiscal indicators of the Town of Beacon Falls with State averages to try to understand the relationship between the town's economy and its ability to raise revenue to pay for services. This is not intended as a full fiscal analysis, but rather as a tool to assist the Town in its economic development planning.

Equalized Grand List per Capita

Beacon Falls	\$125, 967; Ranks 118 amongst State municipalities
State Average:	\$167,515

The Equalized Net Grand List is the estimate of the market value of all taxable property in a municipality. Municipalities revalue their Grand Lists based on schedules established by the Connecticut General Assembly (CGS 12-62). Thus, there can be a marked difference between the market value of all property and the assessed value. The State Office of Policy Management calculates the ENGL from sales and assessment ratio information and grand list reports filed by the municipality.

Equalized Grand List Per Capita is a measure of the total market value of real and personal property (taxable property) within a jurisdiction divided by the jurisdiction's population. It is useful as both a measure of wealth and of the tax base. Beacon Falls has a slightly lower Grand List Per Capita than the State average.

Equalized Mill Rate

Beacon Falls	24.73
State Average	14.4

The Equalized Mill Rate, or the Effective Tax Rate, is calculated by dividing the adjusted tax levy, as presented in the municipality's Tax Collector's Report, by the Equalized Net Grand List. It is a method of comparison between the mill rates of different communities which compensates for the different dates of re-evaluation. The equalized mill rate in Beacon Falls is significantly higher than the state average, largely due to the lower equalized Grand List per capita.

Grand List by Category

The following chart illustrates the percentage of total grand list by property category of Beacon Falls, and compares it with the statewide average. The data shows that Beacon Falls has a significantly smaller percentage of its total grand list within the commercial - industrial category. In addition, the percentage within the personal property category, which is largely due to business ownership of equipment and machinery, is significantly less.

	Residential	Com/ Ind	Motor Vehicles	Personal	Other
Beacon Falls	77.9%	8.1%	7.2%	3.9%	2.9%
State Avg.	71.9%	16.5%	5.2%	5.1%	1.7%

Tax Considerations

The current tax structure of Connecticut, as of February, 2011, places a heavy reliance on property taxes for municipal funding. As the development patterns of Beacon Falls contain a relatively low amount of commercial and industrial uses, the Town has been at a disadvantage in its ability to raise revenue.

As of this date, there are various revenue proposals being considered by the General Assembly, which may give municipalities additional mechanisms to raise revenue. Some of these would have little benefit to Beacon Falls. For example, a proposal to enable municipalities to collect retail sales tax would not have a significant impact upon the Town, as the Town has a relatively small retail base.

3. Underlying Economic Factors

1. The overall economy of the Central Naugatuck Valley has been stagnant or declining, over the past decade.
2. Beacon Falls is in proximity to regional communities with significantly larger commercial and employment bases, such as Naugatuck, Waterbury and Shelton. These communities will continue their role as regional economic centers.
3. The limited growth of the regional economy limits opportunities for the growth of the community economy of Beacon Falls.
4. However, the economy of lower Fairfield County has exhibited sustained growth over the past several decades. The growth has been concentrated along the shoreline communities, but the congestion, high housing costs and limited availability of affordable and available land has led to economic and residential growth in the communities in close proximity to the shoreline corridor. Examples of this include the growth which has occurred in communities such as Shelton and Danbury. The impact of the expansion of this economic corridor has expanded into the Naugatuck Valley, offering Beacon Falls opportunities to capture some of this growth.
5. As economic growth returns from the depths of the recent economic downturn, this pattern of economic growth can be expected to resume. However, the rate of growth is not expected to be as strong or robust as it has been in recent decades.
6. Beacon Falls is not well positioned for retail growth to serve the region, in comparison to other regional locations. The bifurcated access onto the Route 8 Expressway limits regional accessibility. In addition, the area around Beacon Falls lacks the required population or degree of purchasing power to support large scale retail uses. This is exacerbated by the limited east-west access. However, there are opportunities for some retail growth to serve the local population, as well as specialized retail.
7. One of the best opportunities for economic growth in Beacon Falls is specialized manufacturing which draws upon the traditional manufacturing strength of the Naugatuck Valley. However, there is a shortage of skilled, technical labor to support manufacturing growth.
8. Other promising economic development opportunities are those businesses which can support the local population, including medical services; construction related uses; and other service uses.
9. There appears to be an underlying demand for additional wholesale and distribution facilities with good access to the regional highway system. There is a shortage of suitable along the major transportation corridors, and Beacon Falls is well positioned to capitalize upon these opportunities.
10. Additional economic growth opportunities may result from additional residential development.

11. There may be opportunities for additional economic development opportunities from the increased utilization of the railroad station. This would result from the physical improvement of the railroad station as well as increased and more reliable service along the Waterbury branch of the Metro North.
12. There are opportunities for retail growth along Main Street. These opportunities for growth may be enhanced by the continuation of efforts to improve the overall environment of Main Street.
13. One of the important economic development issues which have been raised is the bifurcated and sometimes confusing access to Beacon Falls from the Route 8 Expressway. The study underway by the State Department of Transportation, and nearing completion did not contemplate a complete reconstruction of the access into Beacon Falls. Ideally, this would include a revised interchange near Lopus Road, which would result in a river crossing to Route 42. The scope of the study did not include any such dramatic review. Given the unfortunate fiscal situation of the State of Connecticut, expensive reconstructions of highway interchanges not required by safety and congestion factors, would appear to be extremely unlikely. Therefore, the Town will need to plan in accordance with the current highway configuration throughout the foreseeable future.
14. The area around Exit 23 of the Route 8 Expressway is an accessible area which includes large areas of undeveloped land. It offers potential opportunities economic development opportunities.
15. Beacon Falls, by virtue of its location within southern Connecticut, is fortunate in its location in close proximity to many very well respected colleges and universities. There are 13 higher educational institutions within a 30 minute drive of Beacon Falls.
16. Southern Connecticut has experienced a growth of the bio-medical industry. This is expected to continue and enhanced by cooperation between the universities and business in research and development.
17. The provision of adequate infrastructure is of paramount importance to foster economic development. The areas most appropriate for economic development in Beacon Falls have access to public water, sewer, natural gas and fiber optics. It is important that the Town ensure the continued provision of adequate service for these services, including the continued advance of telecommunication facilities.

4. Goal for Economic Development

Promote the economic growth of Beacon Falls in a way that:

- Preserves the attractiveness of the community;
- Enhances Beacon Fall's Quality of Life;

- Promotes the growth of employment;
- Promotes the growth of the tax base in order to provide improved public services.
- Is consistent with the traditional growth patterns and rural character of the community.

This goal can be accomplished by the continued coordination of all town boards and commissions working together for the common goal, and include the following:

- Ongoing research for opportunities to facilitate economic growth;
- Reach out and marketing to potential new businesses;
- Continuous efforts to retain the existing businesses of the community;
- Seeking and utilizing partnerships with and programs to attract businesses to Beacon Falls;
- Promoting the attractiveness of the community to business.

5. Policies

1. Support the growth of the manufacturing sector within the planned settings of the Industrial and Industrial Park Districts.
2. Support and encourage retail and related growth of the Main Street area, by improving the overall environment of the Main Street area in accordance with the overall recommendations of the report; "Tomorrow's Downtown."
3. Support and encourage the continued growth of home based business.
4. Support and encourage the establishment of aesthetic standard within the zoning regulation in business area, including color themes, energy conservation efforts such as the use of LED lighting, signage (size and dimensions standards) in business areas, with standards adjusted to area and zone.
5. Prohibit or restrict inappropriate uses in town such as those which create environmental pollution or create potential social problems in the Town.
6. Continue and enhance the active involvement of the Economic Development Commission in business development.

6. Recommendations

1. Reconfigure Main Street to include two travel lanes, diagonal on-street parking and additional open space.
2. Work with the Department of Transportation to establish a better railroad station closer to the Depot Street Bridge.
3. Continue the implementation of plans for paths along the Naugatuck River as a component of the enhancement of the Main Street business district.

4. Complete plans for a comprehensive pedestrian environment in and around the Main Street area, linking it with the riverfront and surrounding residential neighborhoods.
5. Promote the mixed use development of properties along South Main Street to enhance the business environment, and improve the entrance into the center of Town.
6. Consider the creation of economic incentives to revitalize and redevelop commercial properties within the Main Street area.
7. Improve the aesthetic requirements for commercial development within the Main Street area, including signage and landscaping.
8. Establish the creation of commercial and mixed-use zoning district for the Main Street area, which would encourage development within this area in a manner consistent with the traditional development patterns of Beacon Falls.
9. The large property, south of Route 42, along the west side of the Naugatuck River, which extends into the Town of Seymour, (Haynes Property), encompasses the southwestern quadrant of the Exit 23 area. It offers a unique opportunity for development which could benefit both communities. The specific nature of the use of this property needs to be determined through a joint planning process between both communities and the property owner. However, it should include public access and a greenway along the Naugatuck River, and a mixture of uses. It may be advantageous for both communities to adopt common or coordinated zoning for this property, to be approved by the commissions of both communities to ensure that this results in a coordinated and rational development which benefits both communities.
10. The undeveloped properties on the east side of the Route 8 Expressway, south of Route 42 also offer potential economic development opportunities. These properties include property currently owned by the Town. A mixed- use development may be appropriate, but the mixture of uses should be beneficial to the economic growth to the Town.
11. There will be pressure for the rezoning of property which is currently zoned Industrial or Industrial Park for residential uses. There should be no additional rezoning on property currently zoned for industrial use, except as described below.
12. The area along lower Lopus Road, near the intersection of Pines Bridge Road is an intact residential neighborhood, within the Industrial Park zoning category. The area suffers from inadequate access to Route 42, and Route 8 due to the grade inspired configuration of the roadway system. The firmly established residential character of the area also limits industrial development opportunities. This area should be considered for rezoning to residential use, perhaps in the form of a special district which permits a certain amount of commercial and industrial use.
13. The commercial district along Old Turnpike Road, between the Route 8 Expressway and the Naugatuck River is a narrow area, consisting of small lots. The current Business zoning of the

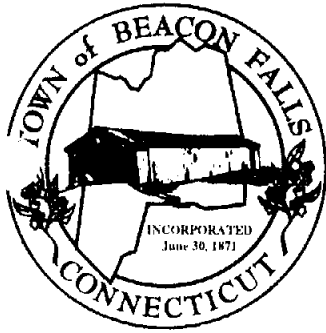
area has proven to be somewhat ambiguous in the planning of uses for the area. The zoning should be revised to permit a greater amount of industrial uses, which would not require the degree of parking of commercial uses, and could fit into the narrow constraints of land within the area.

14. Beacon Falls has not been a traditional agricultural community, due to the hilly topography of the area. However, certain agricultural uses can be a significant component of the economic development and land use patterns of the area. Perhaps most importantly, the continued encouragement of agricultural uses can prevent premature conversion to residential uses. In order to promote agricultural uses, the Town should ensure that the zoning regulations do not unnecessarily inhibit agricultural operations as to construction of barns, and placement of structures. Beacon Falls zoning regulations appear to be generally conducive to agricultural operations but the Commission may consider permitting additional agricultural related activities, such as a farm stores or food production as special permit uses in conjunction with agricultural operations.
15. The backbone on any municipal economic development program is an organized effort to retain existing businesses and to help them grow within the community. The Town needs to continue the lines of communication with existing businesses.
16. Although financial incentives for business location are not effective economic development tools by themselves, they can assist in the overall economic development effort of the Town. The Town should establish a specific policy concerning tax abatement phase-ins pursuant to section 12-65b of the Connecticut General Statutes.
17. Economic growth is inherently regional, as each community has strong economic ties to its neighbors. An effective economic development effort requires a joint municipal – regional effort.
18. There should be strong coordination between economic development efforts and all aspects of employment training, including non-profit agencies, the vocational education system, community colleges and other institutions of higher learning.
19. Improvements in technology and the expansion of the information based economy have resulted in the exponential growth of people operating businesses out of their homes. This has enabled people to live in more rural locations. An important benefit is that some of these businesses could expand and Beacon Falls can be especially attractive to this growing segment of the economy, with its accessibility to the major markets of Greater New York and Southern New England.

The zoning regulations currently permit home-based businesses. This should be maintained. In addition, the Town should explore other ways in which home based businesses can be encouraged.

20. The Town should maintain a list of commercial and industrial properties for sale and lease, available to all potential developers and potential businesses. This can be accomplished through membership in SiteFinder, operated by the Connecticut Economic Resource Center.

21. The municipal website is an extremely important economic development tool. It is often the first point of contact by potential developers and businesses potentially interested in locating in a community. The Beacon Falls town website should be updated to promote economic development in a number of ways:
- a. The web site can be a method of providing general information concerning the Town to prospective businesses and developers. This should include demographic, economic and quality of life information.
 - b. The web site can be used a data source concerning available properties, utilizing SiteFinder.
 - c. It should include the tools that business people or developers would potentially need to conduct business, such as copies of the zoning regulations, description of regulatory procedures, copies of forms that may be needed, etc. It should be noted that the Town web site does include many of these features.
 - d. There should be contact information, including telephone numbers and email addresses.
 - e. It can be utilized to make the public aware of the economic development activities underway.

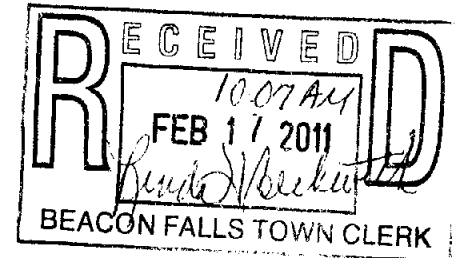


Town of BEACON FALLS
Connecticut

ECONOMIC DEVELOPMENT COMMISSION

February 17, 2011

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** scheduled for **Monday, February 28, 2011** 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
 - a. Website Proposals - Review
7. Payment of Bills
8. Grant Status and News
 - a. Streetscape Enhancement -- Status
9. Adjournment

Thank you.

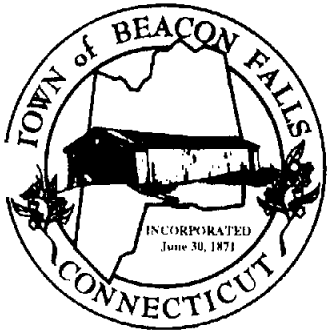
Sincerely,

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.



Town of BEACON FALLS
Connecticut

ECONOMIC DEVELOPMENT COMMISSION

November 30, 2010

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

2:09 PM
NOV 30 2010
Kurt Novak

Dear Mr. Novak:

Please be advised that the **Beacon Falls Economic Development Commission** has **CANCELLED** its regular **Monthly Meeting** scheduled for **Monday, December 27, 2010** and has **rescheduled** the Meeting as a **Special Meeting** for **Monday, December 20, 2010** beginning at **7:30 P.M.** in the **Board of Selectmen's Conference** 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
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 - a. Streetscape Enhancement -- Status
9. Adjournment

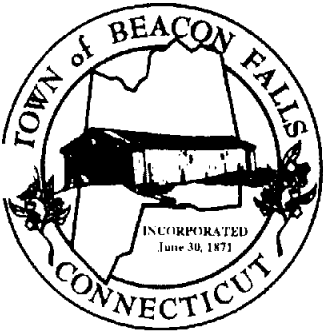
Thank you.

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.



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

9.20.11
Rachel Beckwith

Dear Mr. Novak:

Please be advised that the list of scheduled meetings of the **Beacon Falls Economic Development Commission** for **2011** are as follows. Meetings are held on the **4th Monday of each month** and begin at 7:30 P.M. in the Town Hall Assembly Room.

If any meetings are cancelled, proper notice will be posted with the Town Clerk and Special Meetings will be scheduled as necessary.

January 24, 2011
February 28, 2011
March 28, 2011
April 25, 2011
May 23, 2011
June 27, 2011
July 25, 2011
August 22, 2011
September 26, 2011
October 24, 2011
November 28, 2011
December 26, 2011
Respectfully submitted,

Karen A. Wilson

Karen A. Wilson
Clerk for the Economic Development Commission