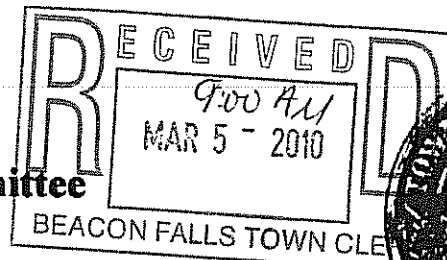


**Town of Beacon Falls  
Open Space & Land Use Committee  
10 Maple Ave  
Beacon Falls, CT 06403**



**REGULAR MEETING MINUTES  
FEBRUARY 24, 2010**

The Regular Meeting of the Open Space and Land Use Committee was called to order at 7:37 p.m. by Chairman Minnick.

Present: Chairman Minnick, Selectman D. Sorrentino, Commissioners: P. Betkoski, D. Betkoski, E. John Smith, S. Ruhl, A. Parzuchowski, J. Roderigio, First Selectman S. Cable, B. Miller, Town Planner.

Also Present: Public – Cathleen Oliver and Jeff Goerig.

Pledge of Allegiance was recited.

Chairman Minnick stated that he was asked by the First Selectman to call the meeting to order for discussion with Commission members and members of the Land Use Committee to discuss the parks and recreation areas in Beacon Falls and Open Space.

**Minutes of last meeting – no meeting was held due to lack of quorum.**

**Open Discussion**

**Matthies Park**

Joe Roderigio, Parks & Recreation explained that in 1996 a forestry study was done on Matthies Park to come up with a plan for use of the park, nothing has been done with this plan. In December 2009 TPA Design Group of New Haven, CT was contacted to come up with a Master Plan for Matthies Park (a copy is on file). Mr. Roderigio explain that the trail will be expanded and connect with some of the outside property owners. The trail would run through Naugatuck State Forest, across Rte. 42, connect to Toby's Pond, the Greenway project, and to Volunteer Park. More picnic areas would be created. The possible creation of a beach area is considered. Public rest rooms are also in the plan (left hand side of road by the Pavilion/Picnic Area) as there is city water and sewer there. Numerous trails are proposed both (low level impact and more aggressive). The parking lot will be pulled down closer to the pond area. The traffic flow will be changed to one direction. Handicapped and elderly feel it is a long way to be able to utilize the pond. The plan is basically conceptual. Campsites already exist on the site. A secondary entrance by the trails is being considered for emergency access. The meadow area is being considered for reestablishment to create wildlife habitant. The trail would educational trails. More park-like materials would be used for guardrails, fences and bridges. Signage would be installed in the park showing vernal pools and types of plant and animal life. More traditional signage is considered to describe the park. An amphitheater overlooking the pond is considered. The building of a tree house play area that would look like the house on the island is included in the plan. COG has provided a

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topo of the property. There is a deed restriction which stated the park is for residents of Beacon Falls only. There should be consideration of lifting the ban of Beacon Falls residents only in order to apply for State and Federal funding. The Eagle Scouts would be willing to work on the trails. The Equestrian Society would also be willing to build a trail and would like to ride horses on the trail when built. Chairman Minnick feels the time has come to open the park to the public. All members of the Land Use Committee would have to make this decision.

There is a vine that is taking over the roadside and the trail which needs to be treated. A State application has been submitted to treat the pond. A herbicide recommended by the DEP was used to kill off the algae in the pond. The cattails are gone.

Commissioner Diane Betkoski asked if the open space would have to be open to the public. Mr. Rodorigio explained that this park is the only property which has a restriction. If this plan is created, the park must also be maintained. The maintenance cost has not been calculated. There are currently six parks in Beacon Falls. A company will be hired to prune trees. Invasive species needs to be addressed.

**Toby's Pond**

Chairman Minnick stated the DEP did a fish survey of Toby's Pond in the fall. The results are to be available with recommendations in the Spring. Roman Marinsky met with the Chairman and did a walk around the pond. He will be forwarding recommendations and a plan. There may be funding available.

First Selectman, Susan Cable mentioned the action park in Portland which could be a consideration for Toby's Pond. Mr. Rodorigio mentioned the action park would include water toys, snorkeling, scuba diving, kayaking and hiking. They will be visiting Portland to see what it looks like and how it is operated. First Selectman Cable mentioned a private company holds the liability and manages the park. Economically it would help the Town. Economic Development Commission is to consider the proposal.

Chairman Minnick stated that there was flooding in the overflow area at Toby's Pond. There is still seeding to be done in this area. There is soil and erosion along the banks and in the spillway and ramp areas. Chairman Minnick stated he has taken picture of the area.

**River Bend Park**

Chairman Minnick stated that there is a grant for this park. Brian Miller will fill out the paperwork. Trout Unlimited had a plan for this park.

Cathleen Oliver, Public stated that she does not know where the parks are. She suggested the website be utilized to provide this information. Information can be submitted to be put on the website. Plot plans of the Town can be put on the website.

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**Skokorat Road – Open Space**

Chairman Minnick stated it this open space is now approximately 130+ acres. Where does the Town want to go with it? The Conservation Commission is focusing on this open space but the Commission does not have any funds in their budget.

Commissioner Diane Betkoski explained that the Conservation Commission is working with Atty. Byrne to establish an ordinance to manage the open space and liability issues. The Commission's focus is on marking the boundaries. They will be assessing the property to determine the type of activity - active versus passive. First Selectman Susan Cable mentioned a dog park and horse riding trails were some suggestions for this open space. Commissioner Minnick mentioned that the ordinance proposed by Atty. Byrne should be addressed to any land that the Town accepts.

Joe Rodorio stated that within the next four to five years more playing fields will be needed. There is actually a shortage currently. The Town needs to acquire land to accommodate playing fields. Commissioner Minnick noted that the regulations of Planning and Zoning state that the Town can also accept money in place of parcels of land.

**Discussion re: Plan for Conservation and Development**

First Selectman, Susan Cable explained that Brian Miller, Town Planner is working with Planning and Zoning on a Plan for Conservation and Development. The Board of Selectmen will form a Committee. Brian Miller, Turner and Miller Group presented a Memorandum dated February 24, 2010 re: Preliminary Information for update of Plan and Conservation and Development. A copy is on file. Also included are the following maps: Zoning, Draft Land Use and Open Space. Mr. Miller explained that the plan is required by the State of Connecticut to be updated every ten years. The current Plan of Development will be reviewed at the next meeting. Public input will also be needed.

**Scheduling of Next Meeting**

**Motion was made by Commissioner Smith and seconded by Commissioner Diane Betkoski to schedule the next meeting for Wednesday, March 24<sup>th</sup> at 7:30 p.m. at the Town Hall Assembly Room.**

**Discussion: None    Vote: 7 in favor    Abstained: 0    Opposed: 0**

Commissioner Minnick stated that representation from the Sewer Commission is needed at this Committee.

Cathleen Oliver from the Public suggested a Sprinkler Park. Ms. Oliver agreed to be a Public Committee member.

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**Motion was made by Commissioner Rodorigo and seconded by Commissioner Parzuchowski to adjourn the meeting at 9:00 p.m.**

These meeting minutes are subject to modification.

Respectfully submitted,

  
Maryann Kempa  
Clerk

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