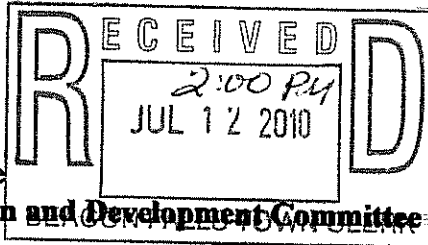


**Town of Beacon Falls  
Open Space & Land Use Committee  
Acting As The Plan of Conservation and Development Committee  
10 Maple Ave  
Beacon Falls, CT 06403**



**REGULAR MEETING MINUTES  
JUNE 23, 2010**

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

Present: Chairman R. Minnick, Commissioners: E. J. Smith, Dominick Sorrentino, K. McDuffy, C. Oliver, D. Betkoski and A. SanAngelo.

Also: Max Stach, Turner & Miller and Public – C. Wilemski.

Pledge of Allegiance was recited.

**Motion was made by Commissioner Betkoski and seconded by Commissioner McDuffy to approve the May Minutes as submitted.**

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

Chairman Minnick noted that Max Stach, Turner Miller submitted the report of the public visioning meeting and background goals and objectives. He also asked for suggestions, omissions and any additions. There was a question as to the report being put on the Town website. Basically, this report is just a working copy. Chairman Minnick stated he would like as much public comment as possible.

Max Stach questioned Toby's Pond on page 2 of the report – active or passive park? There is question of the correct status of the land. Max Stach stated that it can be hiked and there is no program funded activities (the park is natural). Chairman Minnick stated that there is funding which came with the transfer to the Town from O&G. There is no plan and the Selectmen have not turned Toby's Pond over to Park & Recreation and Conservation Commission.

**Motion was made by Commissioner SanAngelo and seconded by Commissioner Betkoski that a letter be sent to the Board of Selectmen concerning the transfer of Toby's Pond and the responsibility to Park & Recreation. With the transfer to Park & Recreation, Toby's Pond would also be maintained by the Town for proper signage and posting of hours, opening and closing of the gates, basically full management.**

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

Chairman Minnick noted that the Southwest Conservation District has done a study and made recommendations specific to erosion problems concerning Toby's Pond. Also, the

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Commission is awaiting the DEP fish study on the pond and recommendations. Signs are going up now (volunteers paying for signs) regarding "Please Release All Fish Caught".

Max Stach stated that he will be incorporating the public input at the meeting into the report including the SWOT information. He also reviewed the 2002 Master Plan and reviewed the citizen input. The survey indicated the priorities for that plan. The same issues of today were mentioned in the 2002 report – economic development – Main Street area, preservation of open space, and coordination of local boards, documentation and archiving, expansion of community facilities – library, community center and town hall meeting rooms. There currently is no space for non profit organizations to meet. Commissioner Betkoski stated that what space is available to the town needs to be assessed. The Grange which was purchased needs to be brought up to code. The Wolfe Avenue house has to be finalized. Commissioner Betkoski stated the assessment of current and future properties for use should be included in the plan.

Max Stach stated he would like to compile a list of goals and objectives and develop strategies. Commissioner Minnick mentioned regarding in the design of the building of the library there would be community space. This matter is trying to be addressed by the Town. Cathleen Oliver stated she would like to see space available for community events. Commissioner Sorrentino stated that the pavilions at Pent Road and Matthies Park are available for use. There are certain specifications required when using the pavilions.

Max Stach when through the 2002 plan and prepared a list of goals and objectives: protecting water bodies from pollution, providing open space, greenbelt and connect a river walk with the Naugatuck Forest, providing greater public access and open space, enhancing of smaller green areas, coordinating and storage of documentation of preservation. Historic preservation was not discussed at the visioning session. Chairman Minnick stated it was discussed indirectly regarding the hill. It was noted that Michael Krenesky is the Town Historian. The Uniroyal Apartments is an example of historic preservation. There were recommendations to focus on future development activities, commercial, recreation and additional growth to Main Street. Also discussed was residential growth which preserves open space, housing diversity – affordable senior housing and affordable housing for families. Commissioner SanAngelo stated that the Town has no commercial businesses for a tax base.

Commissioner Betkoski noted the difficulty accessing records and communications within the Town Hall. A discussion was held concerning the improving of record keeping with the Town Hall using a geographic or a computer program. Commissioner Minnick mentioned that progress has been made in a lot of areas mentioned in the 2002 Plan. Improvements are being made within the Town by business owners on Main Street. Cathleen Oliver mentioned a Sports Complex similar to the one in Shelton. Water sports were mentioned for Toby's Pond. Because of the flood plain, a sports complex would not be able to be built at Toby's Pond.

Discussion was held concerning DOT not being interested in connecting Rte. 42 and Rte. 67 and connecting Rte. 42 to the Stop & Shop area. DOT feels there is no traffic need to

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justify the connecting road. A developer putting the road in would bring people to the area. A proposal was also to connect Rte. 8 with the bridge across it, to eliminate the traffic of Exits 23 and 22. The DOT will not build another bridge. In order to receive grant money the goals and objectives had to be very specific to do the study. Very specific transportation – State had to approve. The grant would be for Economic Development for the Town. There was a plan to move the two train stations. The Mayors of the Towns were not willing to eliminate their individual train stations. The moving of the train station would eliminate parking problems which exist currently. There is a Rte. 8 study on the rail line which is on the back burner because there is no money. There is also a problem because there is only one rail. Discussion was also held concerning the Rte. 8 highway.

Max Stach stated that he tried to organize the goals and objectives according the way the priorities were scored. The draft goals and objectives dated June 23, 2010 was forwarded to the members as well as the Report of Public Meeting and Background for Goals and Objectives dated June 18, 2010. Chairman Minnick stated they will try to get the Goals and Objectives to the public. Max Stach stated that the hard part is going to increase the level of the cooperation and accountability of the State in obtaining these goals. Different strategies will be developed. The involvement of Planning and Zoning and the Water Pollution Control Authority is also needed. The priorities will be classified as: high, medium, low for the different strategies. Chairman Minnick suggested that the draft goals and objectives be reviewed and add any other goals and objectives and anything else that should be done. Max Stach suggested emailing him any additional ideas after reviewing the information already received. Then a master list can be compiled for the next meeting. It was suggested posting the draft of the Summary from the Public Meeting on the web site. Commissioner Betkoski inquired as to how it would be managed for any responses from the web site. Commissioner Betkoski has a concern of putting the information on the web site. Chairman Minnick stated it is the responsibility of each representative of the Commissions on this board to for information to their members.

**Motion was made by Commissioner Betkoski and seconded by Commissioner Smith to hold off publishing information to the public on the web site.**

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

**Motion was made by Chairman Minnick and seconded by Commissioner McDuffy to add payment of bills to the agenda.**

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

**Motion was made by Commissioner Smith and seconded by Commissioner Betkoski to approve the Clerk's bill as submitted.**

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

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Next meeting will be held on July 28, 2010.

**Motion was made by Commissioner Betkoski and seconded by Commissioner McDuffy to adjourn the meeting at 9:30 p.m.**

Respectfully submitted,

  
Maryann Kempa  
Clerk

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