

1:45 PM

NOV 16 2011

Suzanne B. Heath



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

November 16, 2011

Kurt Novak, Town Clerk
Town of Beacon Falls
10 Maple Avenue
Beacon Falls, CT 06403

Dear Mr. Novak:

Re: Schedule of Land Use Committee Meetings for Year 2012

The schedule of meetings for the Land Use Committee for the year 2012 is as follows:

- January 25th
- February 22nd
- March 21st
- April 25th
- May 23rd
- June 27th
- November 28th

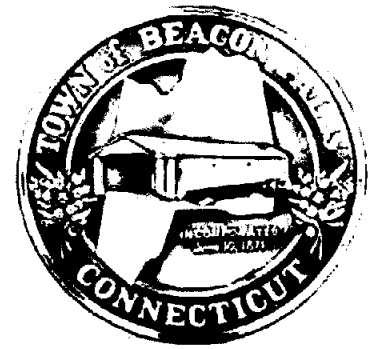
Sincerely,

Maryann Kempa

Maryann Kempa
Clerk

Cc: Board Members

**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**



December 15, 2011

11:59 AM
DEC 15 2011
Lorraine B. Heath

Town Clerk – Kurt Novak
10 Maple Avenue
Beacon Falls, CT 06403

The Open Space & Land Use Committee acting as the Plan of Conservation and Development meeting scheduled for Wednesday, December 28, 2011 has been cancelled.

Respectfully submitted,


Maryann Kempa
Clerk

1:44 PM
NOV 16 2011
Gerrain B Heath



**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**

November 16, 2011

Town Clerk – Kurt Novak
10 Maple Avenue
Beacon Falls, CT 06403

A meeting of the Open Space & Land Use Committee acting as the Plan of Conservation and Development will be held on Wednesday, November 23, 2011 at 7:30 p.m. at the Town Hall Assembly Room, 10 Maple Avenue, Beacon Falls, CT. The agenda is as follows:

1. Call to Order
2. Pledge of Allegiance
3. Sept. – Minutes – previously forwarded
Oct. Meeting cancelled
4. Plan Conservation and Development
– Review of information
5. Sewer Map & Waste Treatment Plant Capacity
6. Comments from members
7. Petitions from Commissioners
8. Payment of Bills
9. Toby's Pond
- To Be Tabled
10. Setting of next meeting

Respectfully submitted,

Maryann Kempa
Maryann Kempa
Clerk

**TOWN OF BEACON FALLS
OPEN SPACE AND LAND USE COMMITTEE
ACTING AS THE PLAN OF CONSERVATION
& DEVELOPMENT COMMITTEE**

10:24 AM
DEC 13 2011
Gunda H. Beckwith

**WORKSHOP/DISCUSSION
NOVEMBER 13, 2011**

Chairman Minnick called the Workshop of the Open Space and Land Use Committee Acting as the Plan of Conservation and Development Committee at 7:30 p.m.

The Pledge of Allegiance was recited.

Present: Chairman Richard Minnick, Commissioners: Peter Betkoski, Planning and Zoning, Joseph Fitzpatrick, Planning and Zoning, Brian Miller, Town Planner, Gerald Smith, First Selectman, David D'Amico, Selectman, Charles Edwards, Water Pollution Control Authority (7:40 p.m.) and Anthony San Angelo, Economic Development (8:25 p.m.).

Chairman Minnick stated that there is no quorum. Therefore, a workshop/discussion will be held.

Chairman Minnick stated that there is one item which needs to get done, the areas of concern on the map. Brian Miller, Town Planner stated there are no specifics concerning the development of the Town. There are a couple of vacant areas or areas where development is occurring. The overall plan is focused on how the Town has developed. There is less development out in the north, east and west areas. The areas mentioned were pointed out on the map as the areas of most important for discussion. More specific recommendations are needed.

1. Downtown

There has been planning done on downtown, information has been taken from previous plans and Tomorrow Downtown.

- a. Reconfiguration of Main Street to include two travel lanes, diagonal on-street parking and additional open space.
- b. Work with the Department of Transportation to establish to establish a better railroad station, closer to the Depot Street Bridge.

Chairman Minnick stated that this is the Land Use Committee/Plan of Conservation and Development designated by Planning and Zoning. This is a Planning and Zoning project with a designated Committee to come up with the Plan of Conservation and Development. The Land Use Committee is to make recommendations to the Board of Selectmen and Land Use Boards. It consists of members of Economic Development, Wetlands Commission, Planning and Zoning, Conservation Commission, Parks and Recreation and Sewer Commission (ordinance to be changed). There is representation from all the Land Use Boards working on this Committee. A variety of input has been received.

**OPEN SPACE AND LAND USE COMMITTEE
ACTING AS THE PLAN OF CONSERVATION
& DEVELOPMENT COMMITTEE
WORKSHOP/DISCUSSION, NOVEMBER 13, 2011**

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- c. Continue the implementation of plans for paths along the Naugatuck River as a component of the enhancement of the Main Street business district.
- d. Complete plans for a comprehensive pedestrian environment in and around the Main Street area, linking it with the riverfront and surrounding residential neighborhoods.
- e. Consider the creation of economic incentives to revitalize and redevelop commercial properties within the Main Street area.
- f. Improve the aesthetic requirements for commercial development within the Main Street, including signage and landscaping.
- g. 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 for Beacon Falls.

Chairman Minnick stated that if the Town of Beacon Falls wants to do something in the future it has to be in the plan in order to obtain funding from the State of Connecticut.

Gerald Smith, First Selectman stated the description should be changed as the streetscape project is being done.

2. Railroad Avenue

This area is currently zoned for industrial use. The area is located between Railroad Avenue and the Naugatuck River, south of the Depot Street Bridge, across the street from the Beacon Falls railroad station. This area is primarily developed, consisting of older one to four-family residential structures. The rear of these properties is within the Naugatuck River floodplain. These properties were included within the Incentive Housing Zone, and are therefore, eligible for redevelopment into higher density residential development. The intent of this Incentive Housing Zone is to promote and encourage redevelopment of these properties to provide:

- 1. affordable housing in a beneficial location;
- 2. promote development of underutilized properties;
- 3. take advantage of the location along the Naugatuck River;
- 4. provide for a core residential population to support commercial development efforts along Main Street; and
- 5. enhance the concept of Smart Growth with a concentration of growth within a center with existing facilities, highway access and mass transit access.

Given the current parameters; the development of this area should proceed in the following manner:

- The major emphasis should be to encourage redevelopment for residential uses, in accordance with the Incentive Housing Zones.
- The residential development should be consistent with the traditional residential environment of the area.
- The IHZ zone should encourage the residential development of the area, in accordance with the historical nature.
- Additional industrial development within this small area should be discouraged. However, office use in this area would be appropriate.
- As time passes, the Committee may find that the underlying industrial zoning of this area is impractical. There may be a point in which the zoning of this area would need to be revised to encourage beneficial, downtown, riverfront development of this area.

3. South Main Street

Most of this South Main Street area was also included within the Incentive Housing Zone. This area consists largely of automobile orientated businesses and single-family homes. The exception, which was not included within the Incentive Housing Zone, is the old industrial complex at the southeast corner of the intersection of South Main Street and Route 42.

This area is the south entrance into the Town. The current situation is unsightly conditions.

The recently adopted Incentive Housing Zone requires a mixed use with commercial uses on a ground floor and higher density residential uses above. The zone limits development on steep slopes.

4. Railroad Station to Route 8

The area on the west side of the railroad tracks, opposite of the railroad station may be appropriate for development more consistent with the proximity of the railroad station. This area is bordered by the railroad tracks on the east, generally curving along the valley of the Naugatuck River and the Route 8 Expressway on the west.

Most of this area is undeveloped. The undeveloped area consists of a hillside which would require regrading to make the area developable. The area also includes residential

lots along Gruber Road, at the upper and west end of the property. At some point, there may be a consideration to re-zone these areas for industrial or commercial development.

Development of this area should take advantage of the location within proximity of the railroad station. The ideal situation would be to enhance the economic viability of this area with the addition or replacement of the existing Route 8 intersections in the Town with the construction of an intersection near the point of Lopus Road, which extends across the Naugatuck River with a new bridge which aligns or connects with Route 42 extending east. Given the overall transportation needs of the State, the findings of the recent Route 8 study and budgetary limitations facing the State of Connecticut, this option is remote. Therefore, it would be prudent for the Town of Beacon Falls to plan for the Route 8 Corridor under the assumption that the interchange configuration will not change dramatically.

5. Old Turnpike Road

The small area is a triangular area west of the Route 8 Expressway, on the east side of Old Turnpike Road. The uses of the area are a mixture of older residential properties, as well as some commercial uses. Most of the lots are small and the area is not served by public water or sewer.

Development within this area should be permissive, permitting industrial as well as business uses. However, there are significant constraints to development within this area, including the lack of utilities and the confined area for potential development. 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.

6. Pines Bridge Road

Pines Bridge Road, Route 42, west of the bridge over the Naugatuck River is a major artery within the Town of Beacon Falls. In particular, the section between the bridge and the intersection of Lancaster Road – Rimmon Hill Road is bordered by land zoned for Industrial Park.

The Planning and Zoning Commission recently approved a zoning map amendment to change the zoning for a lot on the south side of Pines Bridge Road, west of the intersection of Rimmon Hill Road from R1 to Industrial Park. This decision was cognizant of the impacts of changing the zone in a similar fashion for the other properties on the south side of Pines Bridge Road between the intersection of Rimmon Hill Road and the entrance to Woodland High School. Therefore the PZC should consider similar applications for rezoning to Industrial Park Zone between Rimmon Hill Road and the entrance to Woodland High School in a similar manner.

7. Industrial Park

**OPEN SPACE AND LAND USE COMMITTEE
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& DEVELOPMENT COMMITTEE
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The Beacon Falls Industrial Park was established four decades ago to provide an environment for the future growth of the Town's economy. The area zoned for industrial park includes the actual industrial park along Lancaster Drive, as well as surrounding areas along Lopus Road, Pent Road and Route 42. Not all of this surrounding area has public water and sewer.

This area should remain zoned for Industrial Park. Recent zoning amendments have made this area more accommodating to contemporary economic development.

Brian Miller, Town Planner explained that this area is residential. The Planning and Zoning Commission just approved the rezoning of a parcel of property to Industrial Park for the purpose of the medical building. Just the one lot was rezoned. Brian Miller stated he that office use in this area would be a nice buffer/transition between the Industrial Park and residential neighborhood existing. Industrial Park was the only zoning which was available for the doctor's office. Doctors' offices and other offices are good for this area. Chairman Minnick stated that you should not zone just one lot – spot zoning. The whole area should be reviewed. First Selectman Smith stated if you change that whole block of existing homes that are residential, it will become an issue for the homeowners in the neighborhood for financial and sales. If you change their zone from residential would it a grandfathered piece. Spot zoning can be a problem but the alternative could be very negative. Brian Miller explained another zone can be created that allows both office and residential use.

8. Lower Lopus Road

This is a small residential area at the south end of Lopus Road. It is unlikely that there would be any industrial redevelopment of this area due to topographic and access limitations, unless the intersection of Lopus Road and Pines Bridge Road is reconstructed.

First Selectman Smith stated at one point this was at the State level. They talked about the road coming from the Haynes property, behind Stop and Shop and be able to drive behind Stop and Shop and the road was to continue on. The homes will be taken by eminent domain by the State as it is a State project. Chairman Minnick stated that highway cannot be justified at the current time. There will not be any State funds available.

9. Exit 23 Southeast

There have been proposal for a mixed-use development just to the east of the Exit 23 northbound off-ramp, which would involve a trade of property. The original proposal would involve a significant regrading of the hillsides and removal of several hundred thousand thousand-cubic yards of earth material.

This area is a potential economic resource to the Town. However, development of this environmentally sensitive area should conform to the following requirements:

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- It should be limited to the lower areas in order to minimize the environmental impact and preserve the hillsides.
- The development should be restricted to commercial and industrial development, as there are other areas of Town which could support additional residential development without the potential adverse environmental impact.
- The design of any potential development on this site should be carefully evaluated to minimize the potential adverse environmental impact.

Commissioner Edwards stated that if the opportunity arises a road should be brought out of the Industrial Park. There is no access through the 55 and over complex. Lancaster Drive and Pent Road should be connected.

10. Exit 23 Southwest

The large property, south of Route 42, along the west side of the Naugatuck River which extends into the Town of Seymour, (Haynes Property), 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.

Brian Miller, Town Planner stated that there was comprehensive development in this area to Seymour. The area would be mixed use: retail, residential and industrial. The area is a unique property. It should include public access to the river and needs the Route 42/67 connector to make it happen. Also cooperation would be needed from the Town of Seymour. It is a large developable piece of property right on Route 8. The consideration was for the Train Station to move to that site. It would be a joint Seymour/Beacon Falls Town Station.

Commissioner Minnick stated it is part of the Greenway. It would come out of the State Park, come down Main Street, cross over with what is already there, there is permission from O&G and pick up the trail that is already down along the Greenway.

Brian Miller stated that this site (200 + acres) between both Towns and is the most important development pieces left in the Town.

Commissioner Minnick stated that this area should be considered for the library/recreation center. Commissioner Fitzpatrick feels the recreation center should be within walking distance.

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11. Vacant Lands within area bound by Burton Road, Cook Street, Bethany Road and South Main Street

This area lies within the developed area of Beacon Falls, yet has remained undeveloped. There are approximately 125 acres of undeveloped property in this area, within three major parcels. Other smaller properties may be eligible for additional development.

Residential development within this area should be in accordance with the following standards:

- The traffic circulation within this area needs to be completed, to limit additional traffic on Burton Road and Bethany Road. Therefore, any development should include some road connection between Haley Ridge Road and Fairfield Place. Other connections may be appropriate, such as the extension of Bonna Street.
- Development should be done in a way so as to preserve the hilltop as open space and cluster residential development along the lower areas. This will require an amendment to the zoning regulations to a zone similar to Planned Residential Development District.

Chairman Minnick explained there are special considerations of what is to be done. The plan that is determined by this committee then goes to the legislative body of the town and then to Planning and Zoning which makes the final decision.

Brian Miller explained that the plan also consists of: transportation issues, sewer service area which will be in the plan, general zoning recommendations and addresses the issue of slopes. The plan is based on the topography of the Town. Commissioner Edwards stated "if you take the mountains away we don't have a valley any more".

Commissioner Minnick stated that the Plan of Conservation and Development is not a piece of paper any more. First Selectman Smith stated that this is initial draft of the plan, which we want to accept. Brian Miller stated that this committee will come up with a recommended plan. By State Statute the plan is adopted the Planning and Zoning Commission. Before Planning and Zoning adopts the plan it is officially referred to the Board of Selectmen (legislature body of the Town). First Selectman Smith stated if everybody agrees on the plan then it is put in place. Brian Miller explained that everything in the plan will not happen but it could happen in the future. Planning and Zoning when it is adopted may change the zoning to fit the plan. The Board of Selectmen can make proposals. The land owner has the right to do what they want with their land in accordance with applicable laws which are the zoning laws.

Commissioner Minnick stated that this plan has gone to the Council of Governments and the State. OPM is currently working on a State plan. The plan goes to Council of Governments, then to the State and then to Planning and Zoning. There is 65 days to

**OPEN SPACE AND LAND USE COMMITTEE
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approve the plan. Virginia Mason at the Council of Governments has been receiving copies. Council of Governments may make recommendations regarding the proposed plan.

Commissioner Minnick stated that there are no plans to change Route 8 in Beacon Falls with the State or with the Council of Governments. The railroad side track has been pushed to the back burner. The next step is that this committee ends up with a proposed document and recommends it to Planning and Zoning. The plan will have to be submitted to the legislative body of the town. Atty. Byrne will be consulted regarding the question of the legislative body. What is legally required will be researched.

Commissioner Minnick presented the new proposed sewer service area map. It is controversial already. The proposed map was drafted with input from Planning and Zoning, Inland Wetlands, Sewer Commission and Brian Miller. The original map basically had the whole town with sewers. The Council of Governments questioned this map.

Discussion was held concerning a piece of property that was approved by the Sewer Commission and not by Planning and Zoning. First Selectman Smith stated that the Sewer Commission approved the project. Commissioner Minnick stated that the previous sewer plan was never accepted by the State or the COG. First Selectman Smith asked if the proposed plan will now give approve to the piece of property. The Sewer Commission will be allowed to approve the project once there is a plan submitted to them. There is no automatic approval. The plan clearly defines where the sewers will go. There will be process to go through to make changes to the Plan of Conservation and Development. The Sewer Service Map will be discussed and possibly voted on at the December 13th meeting. First Selectman Smith will be attending the meeting to obtain a quorum.

This meeting basically informed First Selectman Smith and Selectman D'Amico the function of the Plan of Conservation and Development Committee.

Respectfully submitted,

Maryann Kempa
Clerk

**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**



1:00 PM
OCT 25 2011

Sarraine B. Heath

October 25, 2011

Town Clerk – Kurt Novak
10 Maple Avenue
Beacon Falls, CT 06403

The Open Space & Land Use Committee acting as the Plan of Conservation and Development meeting scheduled for Wednesday, October 26, 2011 has been cancelled.

Respectfully submitted,

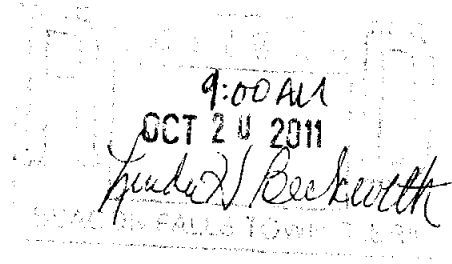
Maryann Kempa

Maryann Kempa
Clerk

**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**



October 19, 2011



Town Clerk – Kurt Novak
10 Maple Avenue
Beacon Falls, CT 06403

A meeting of the Open Space & Land Use Committee acting as the Plan of Conservation and Development will be held on Wednesday, October 26, 2011 at 7:30 p.m. at the Town Hall Assembly Room, 10 Maple Avenue, Beacon Falls, CT. The agenda is as follows:

1. Call to Order
2. Pledge of Allegiance
3. July - Discussion/Workshop Minutes
4. Proposed Land Use Ordinance
 - Discussion and recommendations
5. Plan Conservation and Development
 - Review of information
6. Sewer Map & Waste Treatment Plant Capacity
7. Comments from members
8. Petitions from Commissioners
9. Payment of Bills
10. Toby's Pond
 - Discussion – S. Cable
11. Setting of next meeting

Respectfully submitted,

Maryann Kempa

Maryann Kempa
Clerk

**TOWN OF BEACON FALLS
 OPEN SPACE AND LAND USE COMMITTEE
 ACTING AS THE PLAN OF CONSERVATION
 & DEVELOPMENT COMMITTEE**

2:47 PM
 OCT 13 2011
Serraine B. Heath

**WORKSHOP/DISCUSSION
 REGULAR MEETING
 SEPTEMBER 28, 2011**

Chairman Minnick opened the meeting of the Open Space and Land Use Committee Acting as the Plan of Conservation and Development Committee at 7:30 p.m.

The Pledge of Allegiance was recited.

Present: Chairman Richard Minnick, Commissioners: Diane Betkoski, Conservation Commission, Peter Betkoski, Planning and Zoning, Anthony SanAngelo, Economic Development and Edward J. Smith, Inland Wetlands & Watercourse Commission.

Also Present: David Pasko, 18 South Circle, Beacon Falls, CT – concerning Toby’s Pond.

Chairman Minnick stated that there is no quorum of the committee members from various commissions, there is representation from four of the commissions and six commission members. We are short one commission member. Therefore, a workshop/discussion will be held.

Chairman Minnick stated he would like to present the information that Brian Miller, Town Planner forwarded to the committee (Memorandums #14 & 15). Brian Miller is looking for recommendations which will be the basis for the land use part of the Plan of Conservation Development. There have been discrepancies noticed on the map when it was enlarged. Chairman Minnick asked that any comments be sent to him to be forwarded to Brian Miller.

Commissioner SanAngelo asked how the information is to be provided to the State of Connecticut. Chairman Minnick stated that before it goes to the State it goes to the COG for approval. He stated it can be in a PDF format. Commissioner SanAngelo feels looking at the maps on the screen can be very difficult. Chairman Minnick stated it depends on the format. Chairman Minnick will discuss this matter with Brian Miller.

Chairman Minnick stated that the COG has been very helpful in reviewing the sewer service area map. The revised sewer service area map was submitted to the members of the sewer commission. The map has to be done for presentation to Planning and Zoning. When the sewer map is done it will be reviewed by this committee, then the map will be presented to Planning and Zoning. A draft of the Plan of Conservation and Development will be done and reviewed by this committee.

Chairman Minnick stated he would like to put Toby’s Pond on the agenda per request of Susan Cable, First Selectman for the October meeting.

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David Pasko, 18 South Circle came before the committee regarding his concerns about Toby's Pond. There is trash that has not been picked. The trash barrel is always full. He stated his concerns regarding the boat launch. The park bench is tilted and almost on its side. There is a puddle of allege right next to it. The fish is good. He has asked that it not be stocked. The trail at this time of the year gets so overgrown it is impassable. To get to the south end of the pond you have to walk down the right-of-way on the railroad tracks. If caught on the railroad tracks you will face a fine. One of the foot bridges is washed out. The first gate is always locked; the second gate is always open. There is a sign which stated no motors allowed. He questioned the use of electric trolling motors.

Commissioner Edwards entered the meeting at 8 p.m. Therefore, there is a quorum.

Chairman Minnick stated that Toby's Pond is under the jurisdiction of the Board of Selectmen. Commissioner Smith stated that the maintenance of the pond was supposed to be done by the Town crew. The main priority of this committee is the Plan of Conservation and Development. Toby's Pond is the charge of this committee and is an important matter. Commissioner D. Betkoski stated that Toby's Pond needs to have a home. She is asking that the Board of Selectmen reconsider who is managing Toby's Pond and move it to the appropriate commission for management. Commissioner D. Betkoski stated that ongoing maintenance is a concern. Once the trails are built who is going to maintain them. Parks and open space areas needs to be part of the plan. Maintenance has to be done by in town staff, out source staff or volunteers. A plans needs to be made for Toby's Pond. Who is going to maintain and manage Toby's Pond. If it is a recreational area, a decision needs to be made to turn this parcel over for that full management or out source it for maintenance. Conservation Commission is looking into lots of grants to maintain areas. Mr. Pasko mentioned the town being concerned about volunteers getting hurt. A document can be used to sign off by individuals to release the town of any liability.

Commissioner Minnick stated that some people would like to make Toby's Pond an enterprise. What was considered is similar to a park upstate where there are various functions and activities. Basically, Toby's Pond is set up differently than that set up. At Toby's Pond you have to go across State property and there is the flood plain. Therefore, you cannot put up any permanent structures. Any kind of structures would have to be on wheels, so they can be removed when storms are coming up.

The Board of Selectmen had pressure from Parks and Recreation, so they decided to hang on to Toby's Pond. The issues are access and maintenance. Commissioner Minnick stated his recommendation was until the issues were resolved Toby's Pond should not have been accepted. The bridges are washed out. The boat ramp the way it was designed was not going to last. One season should have been waited before acceptance to see how it was going to last. The bridges were on his list. The Board of Selectmen was put under

**OPEN SPACE AND LAND USE COMMITTEE
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pressure to open Toby's Pond to the public to keep people from going across the railroad tracks. People were carrying boats and going across the railroad tracks getting access to the pond. O&G has allotted \$40,000 for maintenance of Toby's Pond. Volunteers can maintain the pond. The Town has insurance. Commissioner Minnick is looking for recommendations. Commissioner Minnick has had discussions with Atty. Civitello. Commissioner D. Betkoski stated that problem is there is no plan for this parcel. There is no individual taking the lead on this matter. Conservation Commission is assessing the Lantern Ridge property and will be making recommendations as to what is needed to manage the property. The issues should be referred to the Board of Selectmen to make a decision as to which commission or board should handle these matters. Commissioner Minnick stated it is this committee who is responsible to make these recommendations.

Commissioner Minnick stated that O&G is responsible for letting material go into the pond. He will be meeting with Atty. Civitello, as she is looking at the agreement with O&G. O&G has been notified of the violation. Ken Faroni has been to the site. Some of the maintenance of Toby's Pond is the responsibility of the town. There is a problem with the town crew being able to maintain the parks.

Commissioner Minnick asked if a separate meeting should be set up to discuss Toby's Pond. The issue is the maintenance of all parks not just Toby's Pond. There should be consistency in management. Toby's Pond needs to be cleaned up. A plan is needed to be able to apply for funding.

Commissioner SanAngelo stated Memorandums 14 and 15 is what has been discussed at these meetings. Commissioner Smith stated he noticed that there are comments in Memorandums 14 and 15 are the same as the previous plan developed in 1950. Funding will be needed to implement the plan. There may be a need for zoning change. Affordable housing was discussed. These are matters are not currently in the plan.

Commissioner Minnick stated that the sewer map needs to be double checked. A larger map is needed for the review. Commissioner Minnick stated that verbage is okay. Before the Plan of Conservation and Development and the sewer service area map have to go the COG and the State, Planning and Zoning has to hold a Public Hearing.

Discussion was held concerning the web site.

Motion was made by Commissioner Edwards and seconded by Commissioner Smith to accept Memorandums 14 and 15 from Brian Miller, Town Planner and the sewer service area map for review. A user friendly map will be requested.

Discussion: None Vote: 6 in favor Abstained: 0 Opposed: 0

10/13/2011

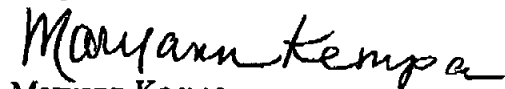
**OPEN SPACE AND LAND USE COMMITTEE
ACTING AS THE PLAN OF CONSERVATION
& DEVELOPMENT COMMITTEE
WORKSHOP/DISCUSSION
REGULAR MEETING, SEPTEMBER 28, 2011**

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The next meeting will be on Wednesday, October 26, 2011. Toby's Pond will be put on the agenda for discussion at the end of the meeting. The Plan of Conservation and Development is the priority of this meeting.

Motion was made by Commissioner Edwards and seconded by Commissioner D. Betkoski to adjourn the meeting at 9:00 p.m.

Respectfully submitted,

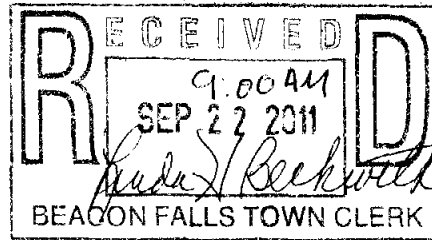

Maryann Kempa
Clerk

10/13/2011

**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**



September 21, 2011



Town Clerk – Kurt Novak
 10 Maple Avenue
 Beacon Falls, CT 06403

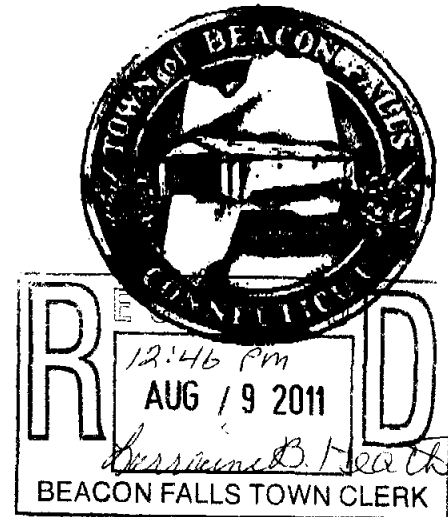
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9. Payment of Bills
10. Setting of next meeting

Respectfully submitted,

Maryann Kempa
 Maryann Kempa
 Clerk

**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**



August 9, 2011

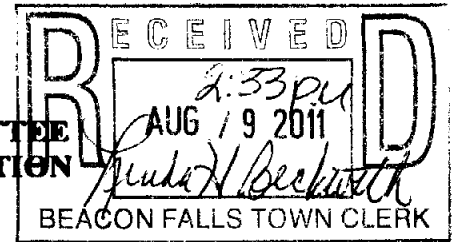
Town Clerk – Kurt Novak
 10 Maple Avenue
 Beacon Falls, CT 06403

The Open Space & Land Use Committee acting as the Plan of Conservation and Development meeting scheduled for Wednesday, August 24, 2011 has been cancelled.

Respectfully submitted,

Maryann Kempa
 Maryann Kempa
 Clerk

**TOWN OF BEACON FALLS
OPEN SPACE AND LAND USE COMMITTEE
ACTING AS THE PLAN OF CONSERVATION
& DEVELOPMENT COMMITTEE**



WORKSHOP/DISCUSSION, JULY 27, 2011

Chairman Minnick opened the meeting of the Open Space and Land Use Committee Acting As the Plan of Conservation and Development Committee at 7:32 p.m.

Present: Chairman Richard Minnick, Commissioners: Anita Goerig, Conservation Commission, Peter Betkoski, Planning and Zoning, Kevin McDuffie, Planning and Zoning (7:45 p.m.), Brian Miller, Town Planner, First Selectman Susan Cable (8:00 p.m.)

The Pledge of Allegiance was recited.

Chairman Minnick stated as there is no quorum, therefore, a workshop/discussion will be held.

Chairman Minnick stated that a new map was received concerning the proposed sewer and water line locations. There is only the topos; it does not show the sewer lines. The sewer commission will be submitting a new revised sewer service area map when it is approved by their commission. Chairman Minnick asked that Brian Miller, Town Planner, submit an enlarged map. Brian Miller is working on the map. Discussion was held concerning development cutting into the slope off of Route 8. The north side areas are missing on the map. Chairman Minnick asked when the map is done be sent electronically to Glenda at the COG.

Brian Miller stated he has received information from the Conservation Commission and the information will be incorporated into the final report. Brian Miller feels that a draft report should be done by September. Commissioner A. Goerig stated that the Natural Resource Inventory is to be completed within the next twelve months. The Lantern Ridge information has been received.

Chairman Minnick stated the update from Inland Wetlands will be included in the draft. The regulations are proposed to be approved in September or October. There are some State Statutes that have changed pertaining to time frames for developers. There is a change to a 100 foot review area – not a setback area. A recommendation was made to Planning and Zoning from the Inland Wetlands when calculating the acreage of a site that the wetlands and watercourses are not included. Storm water management is the jurisdiction of the Inland Wetlands and Watercourse Commission. The catch basins have been flagged and outflows have been identified with the help of the Conservation Commission. No drainage is to run into the street and cause an icing problem in the winter. Drainage would have to be contained in a dry well on the property or go into the storm water system. Drainage would have to be identified – not from washing machines or dishwashers. There is a problem of icing especially prevalent along Burton Road during the winter. It was also mentioned that silt from properties should not be coming into the road. These issues are currently being addressed by land use commissions. Brian

**OPEN SPACE AND LAND USE COMMITTEE
ACTING AS THE PLAN OF CONSERVATION
& DEVELOPMENT COMMITTEE
WORKSHOP/DISCUSSION, JULY 27, 2011**

PAGE 2

Miller suggested rain gardens and on site disposal systems be implemented for commercial developments.

Chairman Minnick mentioned reducing the amount of street lights. Brian Miller explained there is a right amount of lighting and there is excessive amount of lighting. There should be a certain amount of lighting for safety purposes. It should be specific.

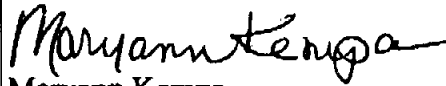
Susan Cable, First Selectman forwarded to the committee copies of the plans for the proposed downtown streetscape. The proposed plans can be posted for public review.

Brian Miller stated that on August 18th there is going to be hearing concerning a rezoning petition for Dr. Dey on the south side of Pines Bridge Road. The committee should consider the whole line of properties on the south side of Route 42. Discussion was held concerning the change of R1 Zone for Chatfield II which was never approved. There have been changes within the State.

Commissioner A. Goerig stated that on October 13th there will be a Community Forum at Woodland High School. An environmental professor from Post University will be speaking as well as other speakers. The high school students will be involved in the forum. Also, for the younger children there will be activity stations. A Discovery Day will be held the next day at Matthies Park.

The discussion/workshop closed at 8:20 p.m.

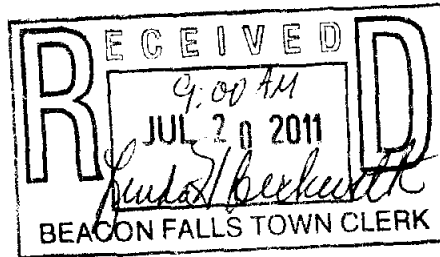
Respectfully submitted,



Maryann Kempa
Clerk

AUG -9 2011

**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**



July 19, 2011

Town Clerk – Kurt Novak
 10 Maple Avenue
 Beacon Falls, CT 06403

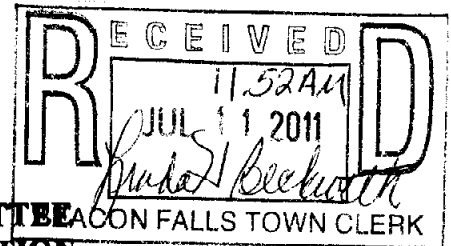
A meeting of the Open Space & Land Use Committee acting as the Plan of Conservation and Development will be held on Wednesday, July 27, 2011 at 7:30 p.m. at the Town Hall Assembly Room, 10 Maple Avenue, Beacon Falls, CT. The agenda is as follows:

1. Call to Order
2. Pledge of Allegiance
3. May - Discussion/Workshop Minutes
4. Proposed Land Use Ordinance
 - Discussion and recommendations
5. Plan Conservation and Development
 - Review of information
6. Sewer Map & Waste Treatment Plant Capacity
7. Comments from members
8. Petitions from Commissioners
9. Payment of Bills
10. Setting of next meeting

Respectfully submitted,

Maryann Kempa

Maryann Kempa
 Clerk



**TOWN OF BEACON FALLS
OPEN SPACE AND LAND USE COMMITTEE
ACTING AS THE PLAN OF CONSERVATION
& DEVELOPMENT COMMITTEE**

REGULAR MEETING MINUTES, JUNE 22, 2011

Chairman Minnick opened the meeting of the Open Space and Land Use Committee Acting As the Plan of Conservation and Development Committee at 7:35 p.m.

Present: Chairman Richard Minnick, Commissioners: Diane Betkoski, Conservation Commission, Edward J. Smith, Inland Wetlands and Watercourse Commission, Kevin McDuffy, Planning and Zoning, Joseph Rodorigo, Parks & Recreation, Anthony SanAngelo, Economic Development, Brian Miller, Town Planner, Jeffrey Smith, Water Pollution Authority, Charles Edwards, Water Pollution Control Authority and Joseph Fitzpatrick, Planning and Zoning (8:05 p.m.).

Also: Public – Gary Komarowsky.

The Pledge of Allegiance was recited.

Chairman Minnick stated that there are six commissions represented and eleven members total.

Proposed Land Use Ordinance

Chairman Minnick stated that modifications have been made to the ordinance. The ordinance came from the Conservation Commission, has been discussed and has gone to the Town Attorney. The ordinance will give the Town more protection for liability than the current State Statutes. All the major concerns were addressed. Commissioner Rodorigo stated he did not see the final draft.

Motion was made by Commissioner Smith and seconded by Commissioner SanAngelo to forward the Proposed Land Use Ordinance to the Board of Selectmen.

Discussion: None Vote: 5 in favor Opposed: 0 Abstained: 1

Chairman Minnick welcomed Gary Komarowsky to the meeting and he will be added to the email list.

Plan of Conservation and Development

Brian Miller, Town Planner stated that there are a couple of items he would like to discuss. He made reference to Memorandum #10 dated April 23, 2011. The Natural Resources and Open Spaces were analyzed and it was asked that it be referred to the Conservation Commission. Commissioner D. Betkoski stated it was reviewed. They want to make sure all the open space is included. The Natural Resource Inventory needs to be done in the future. Brian Miller stated he does not want to hold up the process. Commissioner D. Betkoski noted that it has been started and is a work in progress. Commissioner SanAngelo suggested that the current list be submitted and it can be

**OPEN SPACE AND LAND USE COMMITTEE
ACTING AS THE PLAN OF CONSERVATION
& DEVELOPMENT COMMITTEE
REGULAR MEETING MINUTES, JUNE 22, 2011**

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amended as needed. There is a subcommittee working on it. Commissioner E. Smith stated that whatever is put into the plan has to be open ended, as there is going to be changes.

Chairman Minnick stated that Park and Recreation submitted information and the changes have been made. Brian Miller stated that Water Pollution Control Authority is a big issue on the formulation of the plan. Brian referenced his May 24th memorandum on establishing land use goals and objectives. Brian contacted Aquarian Water Company concerning the location of the water lines. He had to sign a non disclosure agreement to get a map of the location of the water lines. The map cannot be shared. Basically, the water lines are along the major corridors in the Town going to Burton Road and Route 42 and through the industrial park.

Sewer Map & Waste Treatment Plant Capacity

Chairman Minnick stated that Commissioner Charles Edwards, WPCA was at the last meeting. He has met with a subcommittee to work on a revised sewer map. Jeff Smith, WPCA mentioned there is an existing sewer map that has been filed. Chairman Minnick stated Commissioner Edwards was working on the map that was sent to COG and to the State. The State and COG had issues with the map submitted. Memorandum #8 from Brian Miller outlined the important of working with Planning and Zoning. A representative of P&Z was working with Commissioner Edwards.

Brian Miller stated that the sewer expansion should be consistent with the overall growth plan of the Town it needs to match. Chairman Minnick stated that some of the areas where it is designated as industrial/commercial where we would like to see sewers put in. It is not indicated at all. Residential areas on the east side of Town have sewer designations that the Town may not want. Where there is undeveloped land, it is another question. Brian Miller stated that the bigger issue is the undeveloped properties.

Joe Fitzpatrick stated he has concerns regarding the area along the Naugatuck River which was left out of the map. It is the most taxable land for commercial. The area consists of Lopus Road, Berault Road and Pinesbridge Road. Basically from Seymour line to Highrock State Park. The east side of the river there is a portion that was also left out. Old Turnpike Road can be turned into a commercial area. The parcel behind Wyndham Homes was left out. Soil conditions there are for septic systems.

Commissioner Joe Fitzpatrick stated that there is a question of the amount of flows to the Treatment Plant. Determining the plant flow available, will give the amount of homes, industrial and commercial which can be added to the Treatment Plant. A 20% reserve to the Treatment Plant is to be kept. It was stated that Nafis & Young before Chatfield Farms took all of the rest of the raw land with the current zoning and divided it into lots. That study should be reviewed. Chairman Minnick stated that there needs to be an update by the Engineer. Brian explained that the areas of growth need to be defined and factor it into the sewer. The capacity at the Treatment Plant cannot be exceeded. Brian Miller stated that the Town is not growing a lot.

JUL 11 2011

**OPEN SPACE AND LAND USE COMMITTEE
ACTING AS THE PLAN OF CONSERVATION
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REGULAR MEETING MINUTES, JUNE 22, 2011**

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Chairman John Smith left the meeting at 8:15 p.m.

Chairman Minnick suggested a special workshop. Brian explained that COG is being driven by the State Plan. They want towns to decide what areas are going to be serviced by utilities. Promote a smart growth area within a certain confinement. The Planning and Zoning has the final say and authority. Recommendations are made by this committee.

Brian Miller noted his memorandum of May 24th trying to establish perimeter and guidelines on the drawing of this area. To establish an overall concept as to how to define the land use patterns in the town. The historical development of the town is basis for the future development. The town developed along the river corridor between Bridgeport and Waterbury. Development should be along both sides of the river – Route 8 and leave the rest of the town rural or open space. Chairman Minnick stated that workshop is needed. Brian Miller spoke about public services. He spoke to the Selectmen about the library issue. The issue is how to frame the plan and what the Town has to look at. Once that is established then specifics can be discussed. The memorandum of May 24th gets into the general categories but also the specifics. The map will then be used to define industrial park areas, residential areas, higher density, lower density etc. A workshop was scheduled for July 6th at the Town Hall at 1 p.m.

Motion was made by Commissioner Edwards and seconded by Commissioner McDuffy to hold a workshop of July 6th at 1 p.m.

Discussion: None Vote: 8 in favor Abstained: 0 Opposed: 0

Commissioner Fitzpatrick discussed Brian Miller's memorandum #15 dated May 24th regarding the study of the state interchanges. There is no funding from the State currently. The question is how would to market this area for development if no changes are to be made to the state interchanges. Brian Miller stated that the developer would have to have the money.

Payment of Bills

Motion was made by Commissioner Rodorigo and seconded by Commissioner McDuffy to approve the invoice as submitted.

Discussion: None Vote: 8 in favor Abstained: 0 Opposed: 0

Petitions from Commissioners

Chairman Minnick stated that a letter was submitted to the Planning and Zoning Commission and Wetlands Commission regarding O&G, the pond property and the PARD. The funding received as part of the PARD and the agreement was to take and use

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**OPEN SPACE AND LAND USE COMMITTEE
ACTING AS THE PLAN OF CONSERVATION
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REGULAR MEETING MINUTES, JUNE 22, 2011**

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the \$41,000 for help on the landscape. Chairman Minnick suggested sending a letter suggesting that it not be used.

Motion was made by Chairman Minnick and seconded by Commissioner Edwards that the Land Use Committee send a letter suggesting that Planning and Zoning does not go forward allow the Board of Selectmen to use the \$41,000 for any other purpose that was specified in the agreement.

Discussion: None Vote: 4 in favor Opposed: 2 Abstained: 2

Abstained: Commissioners Fitzpatrick and McDuffy

Motion was made by Commissioner SanAngelo and seconded McDuffy to adjourn the meeting at 9:05 p.m.

Respectfully submitted,



Maryann Kempa
Clerk

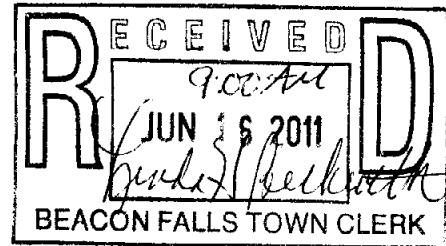
JUL 11 2011

**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**



June 16, 2011

Town Clerk – Kurt Novak
10 Maple Avenue
Beacon Falls, CT 06403



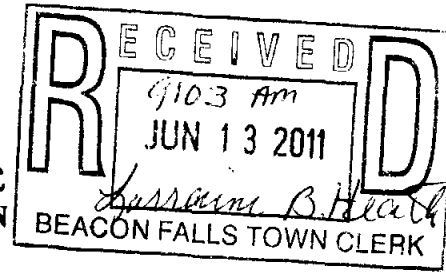
A meeting of the Open Space & Land Use Committee acting as the Plan of Conservation and Development will be held on Wednesday, June 22, 2011 at 7:30 p.m. at the Town Hall Assembly Room, 10 Maple Avenue, Beacon Falls, CT. The agenda is as follows:

1. Call to Order
2. Pledge of Allegiance
3. May - Discussion/Workshop Minutes
4. Proposed Land Use Ordinance
 - Discussion and recommendations
5. Plan Conservation and Development
 - Review of information
6. Sewer Map & Waste Treatment Plant Capacity
7. Comments from members
8. Payment of Bills
9. Setting of next meeting

Respectfully submitted,

Maryann Kempa
Clerk

**TOWN OF BEACON FALLS
OPEN SPACE AND LAND USE COMMITTEE
ACTING AS THE PLAN OF CONSERVATION
& DEVELOPMENT COMMITTEE**



**WORKSHOP/DISCUSSION MINUTES
MAY 25, 2011**

Chairman Minnick opened the meeting at 7:45 p.m. and then stated that there is no quorum for the Regular Meeting of the Open Space and Land Use Committee Acting As the Plan of Conservation and Development Committee but will continue to have a workshop and discussion.

Present: Chairman R. Minnick, Commissioners: D. Betkoski, Conservation Commission, Charles Edwards, Water Pollution Control Authority, Stephen Knapik, Inland Wetlands and Watercourse Commission and Brian Miller, Town Planner.

Chairman Minnick noted a memorandum from Brian Miller, Turner Miller Group dated May 24, 2011. Chairman Minnick stated that the maps submitted by the Conservation Commission need to be reviewed. There are more open spaces than are indicated on the maps. Chairman Minnick noted that parcel maps are available through the Council of Governments. Brian Miller stated that they have downloaded all the parcel maps from the Council of Governments. Commissioner D. Betkoski stated that the open space maps are on the Conservation website. Chairman Minnick stated that the 90 acre parcel is not on the open space map. Brian Miller will review the open space map. Brian Miller and Conservation Commission will review Memorandum #10.

Commissioner C. Edwards/WPCA noted that the WPCA is working on the sewer service map. Brian Miller and Chairman Minnick will review the proposed sewer service map when it becomes available. There was question if the zoning map will be used. Commissioner Edwards feels the zoning map would be helpful. Brian Miller feels the zoning map would be helpful and the discussion this evening would be helpful. Commissioner Edwards stated the WPCA will be looking for areas suitable and not suitable for the installation of sanitary sewers. Brian Miller explained basically it is where the actual growth should occur and not to occur.

Chairman Minnick stated that there have been discussions with EDC and other commissions. Commissioner Edwards stated that there are areas of potential growth and to cut down on the urban sprawl. The commission will look at soil conditions for what areas would be suitable for septic systems. Brian Miller feels that there are some areas which may not have good soil conditions, but just do not want higher density growth. Brian Miller stated that the goal of the sewer commission should be to serve the areas of town where everybody in the consensus calls for higher intensity development. The Industrial Park and the Lopus Road areas should have sanitary sewers. Brian Miller explained on the map as to where the growth should be in certain areas rather than have it spotted all over the place. Affordable housing was discussed as well as cluster housing. Chairman Minnick mentioned once the Sewer Service Area Map is completed and comes to this Committee, Planning and Zoning should be here for discussion.

**OPEN SPACE AND LAND USE COMMITTEE
ACTING AS THE PLAN OF CONSERVATION
& DEVELOPMENT COMMITTEE
WORKSHOP/DISCUSSION MINUTES, MAY 25, 2011**

PAGE 2

Brian Miller, Town Planner of Turner Miller Group presented his memorandum dated May 24, 2011 (a copy is on file). It is the first outline of the land use plan. Included are considerations that are important in the formulation of a land use plan, as well as draft goals and policies for consideration by the Commission. There are specific recommendations which will be proposed. To formulate a land use plan for a community, it is important to identify factors which are the major influences of land use. The following are the primary considerations in the formulation of a land use plan.

1. The more levels areas closer to the Naugatuck River are more densely developed, while the hilly areas which surround the valley are generally either preserved open space or more lightly developed.
2. Beacon Falls retains much of its small town character which is a result of growth around the historic core and the large amount of undeveloped land within the Town, much of it is part of the Naugatuck State Forest.
3. There has been concentration of development along the Naugatuck River surrounded by farms and forests.
4. The potential residential analysis, done by COG indicates that the full build-out would result in a population of approximately 9,000. This would be a 50% increase from the 2010 census population of 6,049. The actual potential build-out is likely to be lower. The analysis is based upon a certain theoretical component.
5. The downtown area was developed along the major transportation corridor and thrived in this capacity. The construction of the Route 8 expressway and the dead ending of Main Street detracted to a large extent from the vitality of the downtown area.
6. The hill neighborhood is a prominent residential neighborhood with its historic layout and character.
7. The downtown area has lot much of its commercial based but is still an important center of the community.
8. The Industrial Park area, along Lancaster Drive, has become the principle component of the recent economic growth of the town.
9. One of the difficulties of the growth of the Industrial Park zone is the intersection of Lopus Road and Route 42. It limits the development on the south park of the Industrial Park along Lopus Road. It has terrible truck access.

JUN 13 2011

**OPEN SPACE AND LAND USE COMMITTEE
ACTING AS THE PLAN OF CONSERVATION
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WORKSHOP/DISCUSSION MINUTES, MAY 25, 2011**

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10. The redevelopment of the small residential areas along the lower section of Lopus Road into industrial uses is unlikely, especially without the improvement of the intersection of Lopus Road and Route 42.
11. The retail and commercial development is limited by the relatively low population of the Town as well as limited four-directional access. The Route 8 Expressway provides excellent access to the north and south, east-west access to neighboring communities is confined to Route 42. It is likely to remain rural with limited capacity.
12. There are opportunities for retail development within Beacon Falls to serve the local market and perhaps provide niche retail services to the region.
13. The approval of Chatfield Farms 1 development off Skokorat Road introduced a major development node within the outskirts area of the Town. Chatfield Farms 2 was not implemented in accordance with the zoning and no is longer in place.
14. The bifurcated Route 8 interchanges within the Town provide some opportunities for economic development, particularly at the south interchange Exit 23. The southeast quadrant of the interchange may offer some opportunities for commercial development as part of mixed use development which is likely to include multi-family residential uses. This development could only be accommodated by a land exchange for town owned properties in this area and would require significant excavation.

The southwest quadrant offers a significant opportunity for economic growth as it is part of a large parcel of land extending along the west bank of the Naugatuck River within Beacon Falls and Seymour. It is one of the largest parcels with potential access to a limited access highway within the southwestern Connecticut. It offers the opportunity for a comprehensively planned mixed use development within both communities. The development would be facilitated by the construction of an access road through the property, connecting Routes 42 and 67. The potential benefits of this development would be enhanced by a cooperative effort between relevant boards and commissions of both communities.

15. The State of Connecticut Department of Transportation is concluding a study of the Route 8 Expressway. The scope of the study was to address unsafe conditions at the interchanges. The configuration of the dual interchanges in Beacon Falls was not determined to be a safety issue. Therefore, was not within the scope of this study. Therefore, the potential benefits of installing an interchange which would serve the center of Beacon Falls from both directions near the current Lopus Road bridge crossing was not considered within the process. It is unlikely with the State's financial situation, that they would approve an expensive roadway project, such as the addition of an interchange here without a significant commitment fro a developer to locate within this area.

**OPEN SPACE AND LAND USE COMMITTEE
ACTING AS THE PLAN OF CONSERVATION
& DEVELOPMENT COMMITTEE
WORKSHOP/DISCUSSION MINUTES, MAY 25, 2011**

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16. The proposed Naugatuck River Greenway has the potential to be a focus and enhancement of development within the traditional downtown area.
17. The east-west road system throughout the Town generally does not have a large capacity to accommodate high traffic volumes.

The Land Use Goals and Objectives

Goals

1. Maintain the small town character of Beacon Falls by encouraging development within the Naugatuck River Corridor and discouraging development on the hilly periphery of the Town.
2. Encourage the strengthening of the pattern of compact development within the traditional core development area along the Naugatuck River.

Objectives

1. The Naugatuck River has been and will continue to be the focus of the community.
2. Redevelopment of the downtown area, along Main Street north of the intersection of Route 42 should be encouraged into a retail and community center focus of the community.
3. Maintain the historic residential character of the Hill neighborhood, by preventing adverse land use influences within the area.
4. Any road improvements to the state highways and collector roads within the Town should be minor in nature and consistent with the residential and rural character of the surrounding areas.
5. The residential areas within or in proximity to the center of town should have pedestrian circulation within the downtown area and the River.
6. The town should encourage and promote development along Main Street to create a unified, pedestrian oriented community center, which includes governmental, community commercial and residential facilities in accordance with existing plans.
7. The residential densities of all areas outside the core area should be limited to a maximum of 0.5 to 1.0 dwelling units per acre.
8. Promote the continued acquisition of land for open space within the peripheries of the Town, both as a tool of natural resource preservation as well as the promotion of community character.

JUN 13 2011

**OPEN SPACE AND LAND USE COMMITTEE
ACTING AS THE PLAN OF CONSERVATION
& DEVELOPMENT COMMITTEE
WORKSHOP/DISCUSSION MINUTES, MAY 25, 2011**

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9. Establish a defined sewer service area with the cooperation of the Water Pollution Control Authority. This area would encompass and include all those areas slated for economic development as well as residential areas where either moderate residential densities are planned or those residential areas with problems with septic systems.
10. Pursue appropriate economic development opportunities in the vicinity of Exit 23, consistent with the goals and objectives of the Town. The town should work with the Town of Seymour to plan for the development of the southwest quadrant of this area.

Brian Miller explained that a land use map will be created with strategies and very specific actions. Commissioner Edwards feels the goals and objectives should be established first, then each boards input can be focused on the goals and objectives.

The Planning and Zoning has the final say on final draft that the Town of Beacon Falls will propose. Chairman Minnick explained the procedure before the plan can go to a public hearing. The Committee is hoping to have a draft plan by September, 2011.

Chairman Minnick expressed that a representative from Planning and Zoning is needed at these meetings.

The next meeting will be on June 22, 2011.

The discussion/workshop ended at 8:50 p.m.

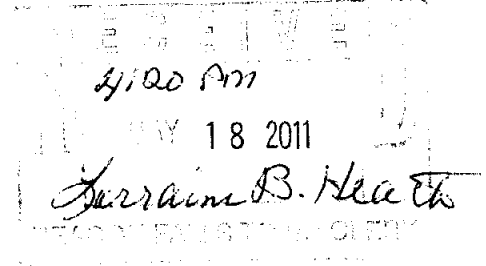
Respectfully submitted,


Maryann Kempa
Clerk

**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**



May 18, 2011



Town Clerk – Kurt Novak
10 Maple Avenue
Beacon Falls, CT 06403

A meeting of the Open Space & Land Use Committee acting as the Plan of Conservation and Development will be held on Wednesday, May 25, 2011 at 7:30 p.m. at the Town Hall Assembly Room, 10 Maple Avenue, Beacon Falls, CT. The agenda is as follows:

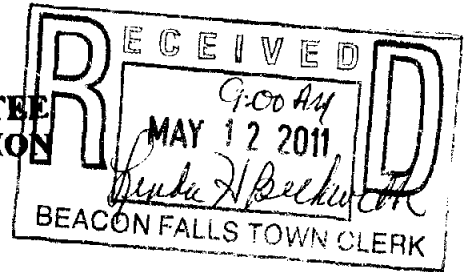
1. Call to Order
2. Pledge of Allegiance
3. April Discussion/Workshop Minutes
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 - Discussion and recommendations
5. Plan Conservation and Development
 - Review of information
6. Sewer Map & Waste Treatment Plant Capacity
7. Comments from members
8. Payment of Bills
9. Setting of next meeting

Respectfully submitted,

Maryann Kempa

Maryann Kempa
Clerk

**TOWN OF BEACON FALLS
OPEN SPACE AND LAND USE COMMITTEE
ACTING AS THE PLAN OF CONSERVATION
& DEVELOPMENT COMMITTEE**



**WORKSHOP/DISCUSSION MINUTES
APRIL 27, 2011**

Chairman Minnick stated that there is no quorum for the Regular Meeting of the Open Space and Land Use Committee Acting As the Plan of Conservation and Development Committee but will continue to have a workshop and discussion.

Present: Chairman R. Minnick, Commissioners: P. Betkoski, Planning & Zoning, A. SanAngelo, Economic Development, Max Stach, Turner Miller Group, S. Cable, First Selectman (8:00 p.m.), Dominick Sorrentino, Selectman, Charles Edwards & Richard Komar, WPCA and James Galligan, Town Engineer.

Chairman Minnick noted that there are the following memorandums from Turner Miller Group: #6, #8, #9, 10. There is no #7. Chairman Minnick noted that there are representatives from the sewer commission in attendance. Chairman Minnick stated that he has the sewer map, the natural resource map and zoning map which need to come together at some point in time. The Town is going to have difficulty doing what the Town wants without being dictated by the State. The funding in the State is at its minimal and will get tighter. Commissioner Edwards, WPCA asked where does the Town stand. He feels the WPCA is in the dark. Chairman Minnick stated that the Town is looking at a policy currently. Chairman Minnick stated they have been working on the Plan of Conservation and Development for approximately a year. This Committee is set up by Planning and Zoning. This Committee completes what they want to get done and then a recommendation is made to the Planning and Zoning Commission. Planning and Zoning after public hearings will then develop a Plan of Conservation and Development and send it to the State of Connecticut and the region. The Plan of Conservation and Development is to be in place by January, 2012. The Town of Beacon Falls should have a plan no later than September, 2011. Commissioner Minnick suggested that Virginia Mason, COG come to the Sewer Commission to give more specific examples to where things have gone in other towns.

Commissioner Edwards, WPCA feels that Towns are to evaluate there land, zoning and designated areas for development and to come up with a plan that is the least burden to public utilities.

Commissioner SanAngelo asked how close is it to coming up with a document. Commissioner Minnick stated it is quite a ways away. He would like to have a document to present to Planning and Zoning in September.

Commissioner Edwards, WPCA asked if any towns in the State that have completed their Plan of Conservation and Development. Commissioner Minnick stated that the Town of Oxford did come up with an agreement that worked for the town. The Town of Thomaston is in the process.

**OPEN SPACE AND LAND USE COMMITTEE
ACTING AS THE PLAN OF CONSERVATION
& DEVELOPMENT COMMITTEE
WORKSHOP/DISCUSSION MINUTES, APRIL 27, 2011**

PAGE 2

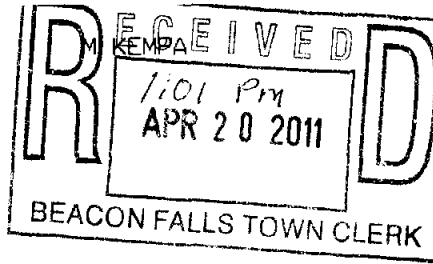
Commissioner Minnick stated that in discussions with the COG one of the stumbling blocks was where is affordable housing going to be located. The affordable housing is to be next to the sewers. Commissioner Edwards, WPCA stated that is if the land is suitable for sewers. Commissioner Minnick stated that Virginia Mason of the COG questioned the sewer map when it was submitted. Commissioner SanAngelo mentioned that Railroad Avenue and South Main Street were areas that were mentioned for affordable housing. Commissioner Minnick stated that there may be regulations that would have to be updated as to the direction of the sewer map. The WPCA is to review the sewer map and make any necessary changes. It was suggested that members of this committee attend WPCA meetings when the sewer map is revised. Jim Galligan, Town Engineer stated that he will meet with the WPCA.

Commissioner Minnick stated that regarding the Conservation Commission he has reviewed their map. There are other open spaces that are not designated on the map and other things need to be added. Max Stach stated that historic resources are needed from the Town historian. First Selectman Susan Cable will speak to the current town historian and Selectman M. Krenesky to obtain the historic resources.

Commissioner Minnick noted that Tuesday evening there is the regional planning meeting, public hearing regarding the transportation corridor. Following this public hearing is the regional planning committee's recommendations to the COG. Commissioner Minnick asked for comments from the town that should be mentioned at this meeting. First Selectman Susan Cable stated that she has some notes that she will discuss with Commissioner Minnick. Max Stach, Turner Miller stated that Brian Miller has reviewed the transportation plan and mentioned the connection between Rte. 42 and 67. Another issue was the Rte. 8 exits and possibly changing the access to Beacon Falls.

Respectfully submitted,


Maryann Kempa
Clerk



**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**

April 19, 2011

Town Clerk - Kurt Novak
 10 Maple Avenue
 Beacon Falls, CT 06403

A meeting of the Open Space & Land Use Committee acting as the Plan of Conservation and Development will be held on Wednesday, April 27, 2011 at 7:30 p.m. at the Town Hall Assembly Room, 10 Maple Avenue, Beacon Falls, CT. The agenda is as follows:

1. Call to Order
2. Pledge of Allegiance
3. Minutes - No March Meeting
4. Proposed Land Use Ordinance
 - Discussion and recommendations
5. Plan Conservation and Development
 - Review of information
6. Sewer Map & Waste Treatment Plant Capacity
7. Comments from members
8. Payment of Bills
9. Setting of next meeting

Respectfully submitted,

Maryann Kempa

Maryann Kempa
 Clerk

**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**



12:29 PM
 MAR 23 2011

Arraine B. Heath

March 23, 2011

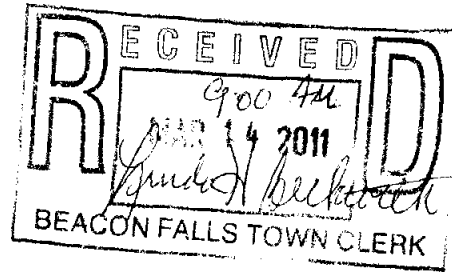
Town Clerk – Kurt Novak
 10 Maple Avenue
 Beacon Falls, CT 06403

The Open Space & Land Use Committee acting as the Plan of Conservation and Development meeting scheduled for Wednesday, March 23, 2011 has been cancelled due to the weather.

Respectfully submitted,

Maryann Kempa
 Maryann Kempa
 Clerk

**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**



March 14, 2011

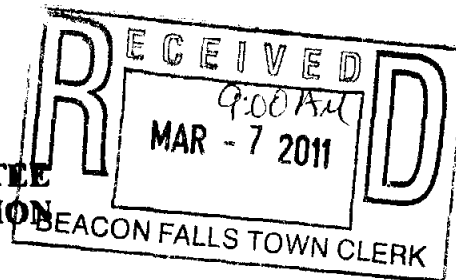
Town Clerk – Kurt Novak
 10 Maple Avenue
 Beacon Falls, CT 06403

A meeting of the Open Space & Land Use Committee acting as the Plan of Conservation and Development will be held on Wednesday, March 23, 2011 at 7:30 p.m. at the Town Hall Assembly Room, 10 Maple Avenue, Beacon Falls, CT. The agenda is as follows:

1. Call to Order
2. Pledge of Allegiance
3. Minutes – February
4. Proposed Land Use Ordinance
 - Discussion and recommendations
5. Plan Conservation and Development
 - Review of information
6. Comments from members
7. Payment of Bills
8. Setting of next meeting

Respectfully submitted,

Maryann Kempa
 Maryann Kempa
 Clerk



**TOWN OF BEACON FALLS
 OPEN SPACE AND LAND USE COMMITTEE
 ACTING AS THE PLAN OF CONSERVATION
 & DEVELOPMENT COMMITTEE**

**REGULAR MEETING MINUTES
 FEBRUARY 23, 2011**

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 7:32 p.m. by Chairman R. Minnick.

Present: Chairman R. Minnick, Commissioners: E. Smith, IWWC, D. Betkoski, Conservation Commission, A. SanAngelo, Economic Development, B. Miller, Town Planner, S. Cable, First Selectman (7:40 p.m.), P. Betkoski, Planning & Zoning, J. Rodrigo, Citizen, Atty. S. Bryne, Town Attorney and M. Krenesky, Selectman (8:40 p.m.).

The Pledge of Allegiance was recited.

Motion was made by Commissioner Smith and seconded by Commissioner SanAngelo to add to the agenda: Minutes of October 27, 2010 and the Greenway Information.

Discussion: None Vote: 5 in favor Abstained: 0 Opposed: 0

Chairman Minnick noted that the Minutes of October 27, 2010 is on the agenda as item number seven.

Minutes of October 27, 2010

Motion was made by Commissioner SanAngelo and seconded by Commissioner Smith to approve the Regular Meeting Minutes of October 27, 2010.

Discussion: None Vote: 5 in favor Abstained: 0 Opposed: 0

MJJ Martin and Town of Beacon Falls Agreement

Chairman Minnick asked that Atty. Byrne give an update concerning the status of the MJJ Martin and Town of Beacon Falls Agreement re: the swap of open space etc. Chairman Minnick noted that a meeting was held between the attorneys. There were time constraints and certain criteria to be met and were they. Several extensions have been provided. The date of the agreement was April 1, 2010. Chairman Minnick stated his understanding is there are still some restrictions on the land. Atty. Byrne stated that the time has gone by concerning the cell tower agreement. First Selectman Susan Cable stated that there is no progress and there will be no more extensions. There are no filings in the Town Clerk's Office for extensions.

Proposed Land Use Ordinance

Chairman Minnick noted that there was quite a bit of discussion concerning this matter at the October meeting. Atty. Byrne stated that he has read the minutes. Atty. Byrne

**OPEN SPACE AND LAND USE COMMITTEE
ACTING AS THE PLAN OF CONSERVATION
AND DEVELOPMENT COMMITTEE
REGULAR MEETING MINUTES, FEBRUARY 23, 2011**

PAGE 2

submitted revised copies of the proposed ordinance to the Committee. First Selectman Susan Cable stated that currently there are different liability bills being proposed in Hartford. No bill will be passed until they get the right wording. There currently are nine different authors. Atty. Byrne explained the reason for the ordinance was for the management of open space areas. Commissioner Minnick stated that Lantern Ridge and Bonna Street are the only two properties officially turned over to the Conservation Commission to manage. Atty. Byrne mentioned a list of parcels being included in the proposed ordinance. Commissioner Minnick stated that there is a map of the open space which was developed by Ed Jurzynski. Atty. Byrne suggested listing what Parks & Recreation manages now. Commissioner Minnick stated the purpose of this committee was to get people together to exchange ideas. Commissioner Minnick stated that he has a problem if open space is turned over automatically to Conservation or somebody else. The process should be the Selectmen first and then a recommendation to the committee. The Town can also request fees in lieu of open space. The fees should go into a separate fund and is to be used for acquisition and maintenance of open space.

Joe Rodrigo stated that there are no less than nine bills by nine different authors being proposed to the legislature. He feels that the proposed ordinance needs to wait. He also questions the need for the proposed ordinance even more after additional documentation. One recommendation was to exclude Parks & Recreation on page three under optional provisions. Also the role of the Conservation Commission needs to be defined. Joe Rodrigo stated if the Parks and Recreation is excluded he would vote for the proposed ordinance. The compiling of a list of town owned parks and recreation facilities would be an advantage.

Commissioner D. Betkoski asked if the two areas that Conservation Commission has been currently assigned and other areas to be obtained are going to be listed in the land ordinance. They are looking at properties within the Town that are managed by Park & Recreation, Conservation or not managed or assigned yet. The wording should be comprehensive so that it covers each of those. Commissioner SanAngelo stated instead of listing the parcels it should say what the Board of Selectmen allocates to the Park & Recreation. Commissioner Minnick asked if the list should be included. The ordinance should state properties assigned to Park & Recreation by the Selectmen and any other land. Commissioner Minnick stated when the proposed ordinance is revised and a final draft is received it should then be sent back to the Selectmen to receive it with this committee's recommendations. Commissioner Minnick hopes revised ordinance clarifies a lot of the issues that Park & Recreation has had. Parks & Recreation read it that Conservation Commission was taking over their jurisdiction. Commissioner D. Betkoski stated for clarification that it was never the intent. It mainly was for liability and it grew from a Conservation ordinance to a broad land use ordinance which is best for the Town. From the start the goal was to develop a new mutually agreeable ordinance that is going to meet all commissions and boards needs. Commissioner Minnick stated that on page three, number 10. Optional provisions – eliminate wording *management with the Conservation Commission having only an advisory role.*

**OPEN SPACE AND LAND USE COMMITTEE
ACTING AS THE PLAN OF CONSERVATION
AND DEVELOPMENT COMMITTEE
REGULAR MEETING MINUTES, FEBRUARY 23, 2011**

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Plan of Conservation and Development

Parks and Recreation Facilities – Draft

Brian Miller, Turner Miller Group distributed a memorandum dated January 22, 2011, Re: Parks and Recreation Facilities – Draft (a copy is on file). Brian Miller stated he met with the Parks & Recreation Commission in December. Discussion at the meeting was held concerning what they felt was important to include in the Plan of Conservation and Development. Joe Rodrigo has told Brian Miller he has some minor comments. An analysis was done of the existing parks and recreation. Open space is a separate analysis. Six parks have been identified: Pent Road, Matthies, Tobey's Pond, Veterans Memorial, Volunteer Park and Riverbend Park. The role of parks and their importance was discussed. Greenways and walking trails were discussed by the Parks & Recreation Commission. Emphasis was made on walking tracks. The Naugatuck River Greenway was tied in. More athletic fields are needed as Pent Road is pretty crowded. The question is if you continue to have one main recreational facility or do try to spread it around. Do you keep on expanding the Pent Road complex or see if you could put it some other places possibly Matthies Park. The result of the discussion was that there are benefits to try to expand Pent Road as much as they can and continue to locate everything there. It makes sense from an operational prospective. The potential goals and policies discuss the coordination of parks and open space acquisition. There may be opportunities to acquire land that could be used for both purposes: part flat which can be used for fields, part of it a ravine or hill which is more open space. These are the recommendations:

1. Pursue the acquisition of land adjacent to the Pent Road Complex for future expansion to construct additional athletic fields.
2. Pursue the implementation of the Matthies Park Plan as financially feasible, even if on an incremental basis.
3. Continue the development of Tobey's Pond as a unique recreational resource by exploring the possibilities of using it as a swimming facility.
4. Continue to work with the Council of Governments of the Central Naugatuck Valley to construct the Naugatuck River Greenway through Beacon Falls. The Plan of Conservation and Development should include the "Regional Naugatuck River Greenway Routing Study" as a component.
5. The section of the Greenway between Main Street and Tobey's Pond should have the highest priority for completion.

This area is the heart of the Town. Commissioner Minnick stated this was number one for his list when he responded to the greenway study committee. There is an entrance to the Naugatuck Park on the east side of the river. The parking should be enhanced there.

**OPEN SPACE AND LAND USE COMMITTEE
ACTING AS THE PLAN OF CONSERVATION
AND DEVELOPMENT COMMITTEE
REGULAR MEETING MINUTES, FEBRUARY 23, 2011**

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Commissioner SanAngelo presented the Beacon Falls Regional Naugatuck River Greenway Routing Study dated May 2010, Council of Government.

Motion was made by Commissioner SanAngelo and seconded by Commissioner D. Betkoski to recommend that this Commission ask the Board of Selectmen to adopt Regional Naugatuck River Greenway Routing Study dated May 2010 as presented by the Council of Governments. The Board of Selectmen should also to include it in the Plan of Conservation and Development.

Discussion: None Vote: 5 in favor Abstained: 0 Opposed: 0

6. Continue to pursue additional improvements to Riverbend Park or ways to integrate it within the proposed Naugatuck River Greenway.

Commissioner SanAngelo explained that potential landowners along the path would have to be notified. Which Commission would start the process? The greenway project needs to be assigned by the Board of Selectmen. Commissioner Minnick suggested representatives from EDC and Conservation. Who is to have ownership of the greenway project? Commissioner San Angelo not that there will be a River Clean Up from Thomaston to Beacon Falls on Saturday, April 16, 2011. Information is on the COG website.

7. If it is beneficial, Riverbend Park should be improved with available grant moneys to integrate it within the Naugatuck River Greenway. If significant improvement to Riverbend Park is determined to not be beneficial, the funds should be used to develop a section of the Naugatuck River Greenway, which would make Riverbend Park an important component of the Greenway. One possibility is that the Greenway could utilize the local streets in that neighborhood, such as Nancy Avenue and Hubbell Avenue.

8. Establish an entity with the primary responsibility for park maintenance, with adequate resources for adequate maintenance of all park facilities.

9. Pursue land acquisition for park purposes where economically feasible, even if the land needs to remain used for a period of time.

Economic Development

Brian Miller of Turner Miller Group forwarded copies of the February 9, 2011 Memorandum. He also asked that Commissioner SanAngelo bring this memo to his Commission. Brian Miller explained that a lot of demographic analysis was done previously. More information on economic conditions was added. The business profile was analyzed. Manufacturing is still an important component of the economy. The grand list and tax considerations were discussed. There is less of commercial and industrial component in this town. Commissioner SanAngelo stated a manufacturing company was considering Beacon Falls but it was put on the shelf because of the economic position.

MAR 7 2011

**OPEN SPACE AND LAND USE COMMITTEE
ACTING AS THE PLAN OF CONSERVATION
AND DEVELOPMENT COMMITTEE
REGULAR MEETING MINUTES, FEBRUARY 23, 2011**

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Commissioner SanAngelo also discussed the Magic Triangle. Brian Miller also explained that opportunities for retail development are limited because the Town does not have the population base to support it. There are already established retail centers in the larger economic centers. There is no east/west access to pull in the population from other areas. The primary opportunities for retail growth are along Main Street. These opportunities for growth may be enhanced by the continuation of efforts to improve the overall environment of Main Street. Selectman Krenesky inquired as to where does the road to nowhere fit into Economic Development. Commissioner Minnick stated it would be an excellent site for retail operations. Commissioner SanAngelo discussed the Haynes property located south of Route 42, along the west site of the Naugatuck River, which extends into the Town of Seymour. Also Exit 23 should be identified in the report.

Commissioner Minnick stated that the Plan of Conservation and Development should tie into what the Sewer Commission has also. If it doesn't we are asking for lawsuits. Brian Miller will discuss this matter Jim Galligan, Town Engineer and bring a plan back to the Committee next month. Discussion was held concerning sewer capacity. Commissioner Minnick asked Selectman Krenesky to ask the Board of Selectmen to suggest the Planning and Zoning Commission appoint a representative from the Water Pollution Control Authority to this Committee. The Water Pollution Control Authority's input is needed at these meetings.

Brian Miller discussed the area along lower Lopus Road, near the intersection of Pines Bridge Road is a 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 established residential character of the area also limits industrial development opportunities. The area should be considered for rezoning to residential use in the form of a special district which permits a certain amount of commercial and industrial use. Commissioner SanAngelo stated that the Town should be aware of properties for sale and possible consider purchasing them.

Brian Miller also discussed the commercial district along Old Turnpike Road between Route 8 expressway and the Naugatuck River is a narrow area consisting of small lots. The area is current business zoned. 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 the land within the area.

Brian Miller discussed the zoning regulations currently permit home-based businesses. This should be maintained and the Town should explore other ways in which home based businesses can be encouraged.

Commissioner SanAngelo explained that there is a complete study regarding the connector road between Route 67 and Route 42 which was presented to the State. The study is on file with the Valley Council of Governments. There is a \$750,000 grant of which \$300,000 was spent. The money is sitting there for a transportation study.

MAR 7 2011

**OPEN SPACE AND LAND USE COMMITTEE
ACTING AS THE PLAN OF CONSERVATION
AND DEVELOPMENT COMMITTEE
REGULAR MEETING MINUTES, FEBRUARY 23, 2011**

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Chairman Minnick stated he is not sure why the Valley COG has control of this remaining money. There is also a Route 8 study which is not completed. It was not within their scope to create new interchanges. The recommendation coming up in Beacon Falls was a slight alignment of the on and off ramps. Commissioner Minnick stated that no recommendations for Beacon Falls to the COG to have any to do with an intersection. It is getting to the end of the evaluation. For Regional Planning the input should be coming from Planning and Zoning, EDC or the Board of Selectmen.

Commissioner Minnick stated he would like the two documents discussed be put on the website. Commissioner D. Betkoski stated that the Lantern Ridge Open Space ERT is available. Commissioner Minnick stated Lantern Ridge Open Space ERT should also be put on the website.

Comments from members

Commissioner Smith noted that the parking lot on Skokorat Road to the Lantern Ridge Open Space was completed by volunteers. The cost of the work is valued at \$16,100 at no cost to the Town. Commissioner Smith is asking that letters be sent to the contractors stating the value of work done for a taxable deduction.

Motion was made by Commissioner SanAngelo and seconded by Commissioner Smith to acknowledge to recommend that a letter from the Board of Selectmen and Conservation Commission to the contractors quoting the values of work done for tax deduction.

Discussion: None Vote: 5 in favor Abstained: 0 Opposed: 0

Payment of Bills

M. Kempa

Motion was made by Commissioner Smith and seconded by Commissioner D. Betkoski to pay the bill as submitted.

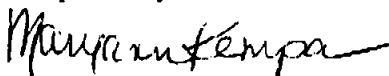
Discussion: None Vote: 5 in favor Abstained: 0 Opposed: 0

Next Meeting

Wednesday, March 23rd at 7:30 p.m.

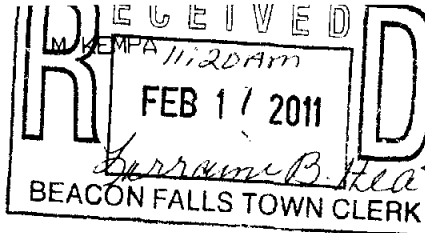
Motion was made by Commissioner D. Betkoski and seconded by Commissioner P. Betkoski to adjourn the meeting at 9:35 p.m.

Respectfully submitted,



Maryann Kempa, Clerk

MAR 7 2011



**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**

February 17, 2011

Town Clerk – Kurt Novak
 10 Maple Avenue
 Beacon Falls, CT 06403

A meeting of the Open Space & Land Use Committee acting as the Plan of Conservation and Development will be held on Wednesday, February 23, 2011 at 7:30 p.m. at the Town Hall Assembly Room, 10 Maple Avenue, Beacon Falls, CT. The *revised* agenda is as follows:

1. Call to Order
2. Pledge of Allegiance
3. Proposed Land Use Ordinance – Discussion and recommendations
4. MJJ Martin and Town of Beacon Falls Agreement – Update, review and discussion
5. Plan Conservation and Development
 - Review of information from Vision
6. Comments from members
7. Minutes
8. Payment of Bills
9. Setting of next meeting

Respectfully submitted,

Maryann Kempa
 Maryann Kempa
 Clerk

4:03 PM

FEB 15 2011

**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**

Lorraine B. Heath



February 15, 2011

Town Clerk - Kurt Novak
10 Maple Avenue
Beacon Falls, CT 06403

A meeting of the Open Space & Land Use Committee acting as the Plan of Conservation and Development will be held on Wednesday, February 23, 2011 at 7:30 p.m. at the Town Hall Assembly Room, 10 Maple Avenue, Beacon Falls, CT. The agenda is as follows:

1. Call to Order
2. Pledge of Allegiance
3. Land Use Ordinance
4. Review of information from Vision
5. Comments from members
6. Minutes
7. Proposed Land Use Ordinance - Discussion and recommendations
8. Payment of Bills
9. Setting of next meeting

Respectfully submitted,

Maryann Kempa

Maryann Kempa
Clerk

**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**



9:00 AM

Sandra H Beckwith

January 17, 2011

Town Clerk – Kurt Novak
10 Maple Avenue
Beacon Falls, CT 06403

A meeting of the Open Space & Land Use Committee acting as the Plan of Conservation and Development will be held on Wednesday, January 26, 2011 at 7:30 p.m. at the Town Hall Assembly Room, 10 Maple Avenue, Beacon Falls, CT. The agenda is as follows:

1. Call to Order
2. Pledge of Allegiance
3. Discussion/Status of Agreement by and between MJ&J Properties, LLC and the Town of Beacon Falls
4. Discussion/recommendation re: River Bend Park improvements
5. Review of information from Vision
6. Comments from members
7. Minutes
8. Proposed Land Use Ordinance – Discussion and recommendations
9. Payment of Bills
10. Setting of next meeting

Respectfully submitted,

Maryann Kempa

Maryann Kempa
Clerk