

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

**WORKSHOP/DISCUSSION
APRIL 25, 2012**

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

The Pledge of Allegiance was recited.

Present: Chairman Richard Minnick, Commissioners: Joseph Fitzpatrick, Planning and Zoning, David Chadderton, Planning and Zoning, Anthony SanAngelo, Economic Development, Brian Miller, Town Planner, Noralie D'Amico, Conservation Commission and Virginia Mason, Council of Governments.

Chairman Minnick stated that there is no quorum. Therefore, a workshop/discussion will be held to review the draft of the proposed Plan of Conservation and Development, the Sewer Service Area Map and the Inland Wetlands Map.

Brian Miller stated that the maps were formulated based on the GIS or from the Council of Governments. Commissioner Minnick stated he would like a map which would be easier for the average citizen to read and look at instead. The large map should show the topography lines on it. Commissioner Fitzpatrick stated he would like a large map hung up in the assembly room.

Chairman Minnick stated that page 69 contains specific recommendations and relates to Map 1 and for future use a larger copy is needed. The map should also be on record at the Council of Governments. Virginia Mason, COG stated the street names should be added.

Brian Miller stated that the traffic count map was compiled from the Department of Transportation. It was explained that a traffic count is either done annually or biannually.

Section 1.2 – Salutatory Requirements – Cluster Development – was discussed. Commissioner SanAngelo feels it can be misinterpreted. There is question if cluster development is in the Planning Regulations. Brian Miller explained it states “shall consider” not that it “has to be done”. The zone is not a map zone. There is a zone that would allow cluster development (planned residential development district) for Chatfield II in the proposal. Is there a definition of cluster development in the Planning and Zoning Regulations? There will need to be some zone changes if the regulations change.

Brian Miller stated a discussion should be held with Planning and Zoning Commission concerning this draft of the Plan of Conservation and Development as there is a lot of questions. There are changes recommended to zoning regulations which have to be discussed. It was explained that the Planning and Zoning Commission is the adopter of the Plan of Conservation and Development. Brian Miller suggested at the May Planning

**OPEN SPACE AND LAND USE COMMITTEE
ACTING AS THE PLAN OF CONSERVATION
& DEVELOPMENT COMMITTEE
WORKSHOP/DISCUSSION, APRIL 25, 2012**

Page 2

and Zoning Meeting the draft of the Plan should be reviewed. The Planning and Zoning Commission will have to hold a Public Hearing to adopt the Plan of Conservation and Development. Chairman Minnick stated that the information will be put on the web site. Commissioner SanAngelo suggested that information be put in the tax bills.

Commissioner SanAngelo stated that his section (Economic Development) in the Plan of Conservation and Development is fine as written.

Lopus Rd/Rte. 42 Connection

Commissioner Fitzpatrick discussed the proposal for a connection of Lopus Road to Route 42. Brian Miller stated that the Route 42 to Route 67 connector has been discussed and in the proposed Plan. It was felt that the Lopus Road to Route 42 connection is doable. Commissioner Fitzpatrick gave suggestions as how the connection should to be done. Currently, all truck traffic has to go through downtown. Discussion was held concerning connecting Lancaster with Pent Road. Commissioner Chadderton stated that there are some issues with road coming out of Lancaster into Pent Road and could not hold tractor trailers. Brian Miller stated recommending the connection of Lancaster and Pent Road. Commissioner Chadderton stated that Pent Road is under scale for truck use. The truck traffic would be right next to the property that children walk to for the ball field and the Senior Project. Commissioner Fitzpatrick stated if this area is zoned as industrial would bring in the most tax revenue to the Town. It can be zoned to developers. There will be no impact to schools, police department and fire department.

Inland Wetlands Map

Chairman Minnick stated that the wetlands map was adopted 38 – 39 years ago. No map has been located since. The current wetlands map is what the State has. To redo the wetlands map it would cost in the amount of \$35,000 - \$40,000. Currently, there are no funds available. The current wetlands map is legal. It is published and is a guideline.

Chairman Minnick noted changes to be made on the following pages: 27, 16, 54, 56 and 57.

Open Space

Commissioner Fitzpatrick had questions concerning the open space. Brian Miller suggested requiring 10 – 20% for open space. There could be a fee in lieu of open space which would be put into an open space fund. Chairman Minnick stated the fee in lieu of open space is in the Planning and Zoning Regulations. Discussion was held concerning slopes.

Sanitary Sewers and Storm Water

Commissioner Minnick discussed changes to the sections regarding sanitary sewer and storm water drainage. The marking of the storm drains has been done.

**OPEN SPACE AND LAND USE COMMITTEE
ACTING AS THE PLAN OF CONSERVATION
& DEVELOPMENT COMMITTEE
WORKSHOP/DISCUSSION, APRIL 25, 2012**

Page 3

The discussion/workshop ended at 8:40 p.m.

Respectfully submitted,

Maryann Kempa

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Clerk