

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



**REGULAR MEETING  
APRIL 24, 2013**

Chairman Minnick called the Regular Meeting of the Land Use Committee to order at 7:35 p.m.

The Pledge of Allegiance was recited.

Present: Chairman Richard Minnick, Commissioners: Joseph Fitzpatrick, Planning and Zoning, Anthony SanAngelo, Economic Development, Dominick Sorrentino, Park and Recreation, Diane Betkoski, Conservation Commission, Michael Bouchard, Conservation Commission, Michael Krenesky, Town Treasurer, Raymond Jurzynski, Planning and Zoning and Jeremy Rodrigo, Economic Development.

**Motion was made by Commissioner Dominick Sorrentino and seconded by Commissioner Joseph Fitzpatrick to add to the agenda: Naugatuck Valley Greenway and to allow the Chairman to rearrange the agenda.**

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

**3. POCD – Update/Discussion/Status**

Commissioner Joseph Fitzpatrick stated that the Planning and Zoning Commission are in the final stages. The final copy should be back next month (May) a Public Hearing can then be scheduled. Chairman Richard Minnick stated that Brian hired Virginia Mason to do the proofing. Commissioner Anthony SanAngelo asked if the capacity of the Treatment Plant was included in the POCD. The capacity of the Treatment Plant is in the POCD.

**4. Streetscape**

Chairman Richard Minnick stated the streetscape is moving along. Additional flag poles are ordered to be put on the posts that did not have any. The mounting inside the gazebo is going to be removed; it will be redesigned to put the plaque that the streetscape committee has been working on. Donation letters are available. Markers will be put on lamp poles. Trimming was done behind Veterans' Park. River cleanup was done by the Conservation Commission. The Lions Club has planted bulbs. The Fire Department will be doing more clean up (Streetscape South) before May 4<sup>th</sup> the Duck Race.

**5. Toby's Pond – Update/Discussion**

Chairman Richard Minnick stated that there is access to the west side, all the bridges are in and all the maintenance vehicle can get down there. People are not supposed to

physically go past the gate. Emergency vehicles and maintenance vehicles can get down to the southern spillway. All the crossings are completed. Grass is coming in. Some of the wood chips will be used along the entrance where all big boulders are. Some of the boulders were relocated and additional boulders were added to keep people from going into part of the spillway.

Chairman Richard Minnick stated he is working with Parks and Recreation on a permit application form for use of Toby's Pond, Matthies Park and Lantern Ridge for hiking, camping etc. The Fire Department and Police Department is required to be notified when using Toby's Pond.

#### **6. Lantern Ridge – Discussion**

Commissioner Diane Betkoski stated that more than 80% of the marking of the boundaries has been done. The ERT Study was done confirming that the property is great for passive recreation – trails, hiking, picnicking and horse back riding. Signage is being researched. The Commission is hoping for opening in the fall. Also, when dog walking, the town ordinance will have to be followed. There are some steep areas. The parking lot area will be marked off by boulders. The area has been cleaned up. Neighbors were dumping. Neighbors have been spoken to regarding dumping.

Commissioner Joseph Fitzpatrick mentioned cleanup being done by high school students needing community service hours. Commissioner Diane Betkoski stated the clean up would be counted for community service.

Commissioner Diane Betkoski stated that their website has been renamed Beacon Falls Conservation.com.

#### **7. Bend in River**

Commissioner Dominick Sorrentino stated that a check will be coming to do the work. A rock ware is to be installed to allow the kayaks to come in. A GE grant was awarded of approximately \$80,000 to \$100,000.

#### **9. Volunteer Park Extension**

Clean up was done over eight years ago. It is overgrown again. Chairman Richard Minnick suggested making a path and leave it natural. This area floods every spring.

#### **Naugatuck Valley Greenway**

Chairman Richard Minnick stated that the greenway extends from Torrington all the way to Derby. The Central Naugatuck Valley section of the Council of Governments has been having monthly meetings/conference calls next meeting (May 8<sup>th</sup>). John Monroe from National Park Services will be looking over sections. A uniform type of signage will be used. Each town's seal will be used for their section. Cross Street/Cotton Hollow needs to be cleaned up.

Chairman Richard Minnick stated that Sam Gold from the COG would like to extend the walking trail down along the river on the side Route 8 to Route 42. This is DOT property.

There is an option to extend the trail across Railroad Avenue, clean up Railroad Avenue and then go into the O&G trail. The O&G property is from the end of Railroad Avenue almost to the wash plant. There are a couple of bridges there. There are options as to how this can be done. The walking trail is generating business and people to downtown.

**8. Haley Ridge Extension – Discussion**

Chairman Richard Minnick stated he has some preliminary plans regarding the Haley Ridge Extension to present to the committee. The developer can and may come before this committee. The developer is still required to go to all the boards. Commissioner Jeremy Rodrigo stated it should be made easy for people to do business. Commissioner Jeremy Rodrigo stated that he will be bringing people to this committee. This will be the first developer that will come before this committee. It is not mandatory to come to this committee. Commissioner Anthony SanAngelo stated it should be on the town web page. People of outside of this area are looking electronically for information. The forms should be on the town web page. Commissioner Richard Minnick stated that part of the capital projects is to get the web site working.

The preliminary plans for Haley Ridge Extension were reviewed by the committee. The wetlands have been flagged. The open space has been designated. How do you get to the open space and does the town want it. How many detention ponds are on the site? The impact to the wetlands is not that great. Storm water management is now regulated by the Inlands Commission. Who is responsible for the maintenance of the detention ponds?

**Motion was made by Chairman Richard Minnick and seconded by Commissioner Joseph Fitzpatrick to adjourn the meeting at 9:05 p.m.**

Respectfully submitted,

*Maryann Kempa*

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Clerk