

**Beacon Falls Land Use and Open Spaces Committee
10 Maple Avenue
Beacon Falls, CT 06403**



**Land Use and Open Spaces Committee
Special Meeting
November 30 2016
MINUTES**

(Subject to Revision)

1. Call to Order / Pledge of Allegiance

Board Members Present: Mike Opuszynski, Walt Opuszynski, Ruth Burritt, Steve Ruhl, and Rich Minnick

Chairman Mike Opuszynski called the meeting to order at 7:30 P.M.

2. Reading and Approval of the Minutes from the Previous Meeting

Motion to approve the minutes from the meeting held on July 27, 2016 as submitted: R. Minnick/Burritt;no discussion;all ayes.

3. Comments from the Public

M. Opuszynski asked if there were any comments from the Public and there were none at this time.

4. Old Business

a. EDC Town Business Portfolio

There were no members of the EDC present at tonight's meeting.

b. Plan of Conservation and Development Work Breakdown and Cost Structure

c. Development of an “Application Process” to be Provided to Builders and Developers Which Would Include All Appropriate Commissions/Committees and Building Officials (EDC / P&Z / All)

There was no update on the application.

d. Naugatuck River Greenway / Toby’s Pond, & Streetscapes

R. Minnick indicated that he will be doing a year-end report that will be submitted to the Board of Selectmen, Land Use, and Parks & Rec. His recommendation will be that Parks & Rec. take over Toby’s Pond. S. Ruhl noted that the department is down one person even after hiring a second person. R. Minnick indicated that work still needs to be done and there have been volunteers that help but it is not enough. R. Minnick mentioned that the town needs to direct Toby’s Pond and not him. M. Opuszynski agreed that one person cannot take care of this and need to escalate the issue to the Board of Selectmen and the Board of Finance. M. Opuszynski also noted that as the town grows and the parks grow, the infrastructure of the town needs to be up to par, including staffing to maintain. M. Opuszynski indicated that he will write a letter to be forwarded to the Board of Selectmen and the Board of Finance.

R. Minnick indicated that Riverbend Park is 90% complete, with signs still needing to be put up. There has been a problem with beaver and will be contacting someone for beaver control.

5. New Business

There was no new business discussed at tonight’s meeting.

6. Reports from Commissions Regarding Current Activities

a. Report from P&Z

There was no report submitted by P&Z for tonight’s meeting.

R. Minnick noted that the developer for Oakwood Estates extension is looking to modify the Plan of Conservation and Development. M. Opuszynski also noted that he has been in contact with Kevin McDuffie, the Chairman of P & Z, in getting a member to become a member of this Committee.

R. Minnick indicated that the developer presented a letter to P & Z in regards to the liability the town would be getting into if they allow a development go into private land then back into public land. W. Opuszynski noted that the pump station is open to the weather, with no structure protecting the equipment. R. Minnick also noted that the COG sent a letter indicated to beware several years ago.

M. Opuszynski indicated that he will follow up with P & Z in regards to getting more information on the change to the Plan of Conservation and Development.

b. Report from IWWC

W. Opuszynski indicated that the Commission has been discussing the violations regarding the property located at 27 Railroad Avenue. Inland Wetlands will be having a special meeting with the town attorney in Executive Session next Wednesday to discuss the situations at that property. M. Opuszynski gave the background to the situation at this property.

R. Minnick asked if there was any work being done on the detention ponds by the town. W. Opuszynski indicated that no work was being done as far as he was aware of.

c. Report from WPCA

There was no report submitted by WPCA for tonight's meeting.

d. Report from CC

R. Burritt discussed the security problems at Lantern Ridge as well as at the rec center and Pavilion. R. Minnick mentioned that a couple of lights should be put in at Lantern Ridge, such as LED.

e. Report from P&R

S. Ruhl indicated that the Commission is looking to have the security cameras put in at the rec center and are accepting bids. S. Ruhl noted that the old pavilion needs to be taken down. The plan is to knock down the pavilion, the bathrooms, and the swing set. S. Ruhl also noted that the Commission is trying to get more discussion about the back side of Matthies Park/Carrington Pond. This would give access to the park from two locations. S. Ruhl also noted that the Community Media Building Committee is starting to discuss the wants and needs of the Commissions, Boards, and organizations.

f. Report from EDC

There was no report submitted by EDC for tonight's meeting.

g. Report from LU Steward

R. Minnick indicated that there will be a Grand Opening of the Riverbend Park in the spring of 2017.

7. Comments from Members

M. Opuszynski updated the Committee on the Solar Power plant's plans to install the solar panels near the town garage. W. Opuszynski noted that the property is valuable to the town based on the plans for the wastewater treatment plant upgrades.

There were no further comments by the Members.

8. Correspondence

The Committee reviewed the 2017 Schedule of Meetings.

A letter from the First Selectman was received regarding the thermostat in the Assembly Room.

9. Payment of Bills

a. Invoices from Clerk

Motion to pay the clerk's invoice dated 09/28/2016 in the amount of \$65.00:
Minnick/W. Opuszynski;*no discussion;* all ayes.

10. Date of Next Meeting

The next scheduled meeting is for Wednesday, January 25, 2017, at 7:30 P.M.

11. Adjournment

With no further items to discuss, M. Opuszynski asked for a motion to adjourn.

Motion to adjourn tonight's meeting at 8:43 PM: **Minnick/W. Opuszynski**; *no discussion*; all ayes.

Respectfully submitted,

Marla Scirpo
Clerk, Land Use Committee

DRAFT