

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



**Land Use and Open Spaces Committee  
Monthly Meeting  
November 29, 2017  
MINUTES**

**(Subject to Revision)**

**1. Call to Order / Pledge of Allegiance**

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

Others Present: Sadie Colcord, EDC Consultant

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

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

The reading and approval of the minutes from the previous meeting was tabled until the next meeting.

**3. Comments from the Public**

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

Motion to rearrange the agenda to accommodate the guest in attendance: Minnick/W. Opuszynski; no discussion; all ayes.

#### 4. **New EDC Consultant**

Sadie Colcord, the new EDC Consultant for the town, introduced herself to the Members. S. Colcord informed the Members as to what she will be doing in her position. R. Minnick gave the background to the intent and purpose of this Committee.

#### 5. **Old Business**

##### a. **EDC Town Business Portfolio**

M. Opuszynski asked S. Colcord if she would be working on the town's Business Portfolio and S. Colcord indicated that she will be.

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

R. Minnick noted that 10 years have passed and some of the items need to be updated.

##### 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)**

S. Colcord indicated that this is in the process of being done and she is working with Jim Baldwin on developing an application for parties interested in moving to Beacon Falls.

##### d. **Naugatuck River Greenway / Toby's Pond, & Streetscapes**

R. Minnick indicated that he will be formally requesting that Toby's Pond be turned over to Parks & Rec. There was a brief discussion in the difficulty with that department doing the maintenance on another parcel in town with the shortage of staff to keep all the areas, i.e. Matthies Park, the Rec field, etc., clean and well-maintained.

M. Opuszynski asked to keep this item on the agenda for the next meeting.

#### 6. **New Business**

##### a. **The CT Economic Resource Center (CERC) – Providing Support for the EDC**

##### b. **Locally Important Farmland Soils – Assessment from NVCOG**

M. Opuszynski indicated that information was collected and found that there was no negative impact. A recommendation was made and M. Opuszynski noted that he will follow up on this agenda item.

**c. P & Z Permitting Process – Update from Jim Baldwin & Sadie Colcord**

**d. O & G Material Activity**

R. Minnick noted that after a review of the ordinance, it was found that it was not valid. O & G is able to haul material in and out, and cannot be assessed/charged for the hauling. A demolition application is to be completed and a screening plant is planned on being brought in.

After a brief discussion, M. Opuszynski asked to have this item removed from next month's agenda.

**e. Commission on Lantern Ridge – Update on Activities**

After a brief discussion, M. Opuszynski asked to have this item removed from next month's agenda. Also, an agenda item for "Community Engagement" is to be added to the next agenda.

**7. Reports from Commissions Regarding Current Activities**

**a. Report from P&Z**

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

**b. Report from IWWC**

W. Opuszynski indicated that the Commission had been discussing the issues with the property on Burton Road and it has been resolved. W. Opuszynski also indicated that there was a meeting held regarding MS4.

**c. Report from WPCA**

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

**d. Report from CC**

M. Opuszynski indicated that Lantern Ridge's trail has been tagged so that it will become a complete loop. The next step will be to make the trail easily accessible. M. Opuszynski also indicated that there have been discussions on bird houses and stocking fish in Toby's Pond.

e. **Report from P&R**

S. Ruhl indicated that the Commission has been discussing two items – moving the fireworks to Main Street from the Rec. Center and moving the Old School House. S. Ruhl indicated that a quote is needed to see if it is something that should be done.

f. **Report from EDC**

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

**8. Comments from Members**

There were no further comments by the Members.

**9. Correspondence**

The Committee reviewed the 2018 Schedule of Meetings.

**10. Payment of Bills**

a. **Invoices from Clerk**

Motion to pay the clerk's invoice dated 09/27/2017 in the amount of \$42.50: Minnick/Ruhl; no discussion; all ayes.

**11. Date of Next Meeting**

The next scheduled meeting is for Wednesday, January 24, 2018, at 7:30 P.M.

**12. Adjournment**

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

Motion to adjourn tonight's meeting at 9:00 PM: Minnick/W. Opuszynski; no discussion; all ayes.

Respectfully submitted,

Marla Scirpo  
Clerk, Land Use Committee