



**BEACON FALLS BOARD OF SELECTMEN  
SPECIAL MEETING  
DECEMBER 29, 2009  
MINUTES  
(Draft Copy – Subject to Revision)**

**First Selectman S. Cable called a Special Meeting of the Beacon Falls Board of Selectmen to order at 4:00 P.M. in the Board of Selectmen's Meeting Room**

**PRESENT: First Selectman S. Cable, Selectman M. Krenesky and Selectman D. Sorrentino.**

**ALSO PRESENT: Donna Civitello, Town Attorney**

**S. Cable advised that the meeting pertained to three issues:**

- 1. The Beacon View Village Property (J. Martin's' Project)**
- 2. "Pride in America" Program**
- 3. Discussion of Economic Development**

**Donna Civitello advised that there were three issues to deal with pertaining to the Draft Agreement:**

- 1. \$5,000 cap on reimbursable expenses. After discussion, the Selectmen agreed that the \$5,000.00 cap was reasonable.**
- 2. Correspondence concerning advance submission of plans for Kings Mark just received indicated that four (4) weeks are needed for King's Mark is a typo. D. Sorrentino was certain it would be more like four (4) months.**
  - D. Civitello thought that if the developer would ask the Town Planner to review the drawings and maps prior to official submission, this might afford extra time for a Kings Mark review.**

**The selectmen discussed the purpose and effect of a Kings Mark study with D. Civitello. They agreed that the usual timetable for submission to the Land Use Commission should be observed, with no prior submission required.**

3. The question was raised whether the Town of Beacon Falls should ask for a higher price than \$250,000. D. Sorrentino thought that the Town of Beacon Falls purchased the land for \$2,000/Acre, for a total of \$100,000.00. That would realize a profit of \$150,000.00. After further discussion, all agreed that \$250,000.00 was a fair price going forward.

One issue M. Kerensky wanted reaffirmed was that NO fees would be waived, regardless of the outcome. S. Cable and D. Sorrientino were in full agreement.

D. Civitello advised the Board of Selectmen that the Town of Beacon Falls will have 90 days after signing the agreement to finish its studies of the parcel the Town of Beacon Falls would acquire under the agreement. D. Sorrentino suggested that the Land Use Board review the site and give its recommendations. D. Civitello said that the agreement could be signed next week. S. Cable clarified that the Town of Beacon Falls had already told the Board to proceed.

D. CIVITELLO left the meeting at 4:30 P.M.

Item #2 was postponed until a later date because John Blesse was unable to attend the meeting.

Item 3# concerned economic development in the Town of Beacon Falls. S. Cable advised that the Beacon Falls Merchants Association was doing well, but that Citizens for Tomorrow's Downtown should look at future plans for the development of downtown and help to promote economic development. S. Cable suggested sending out a questionnaire covering four or five main issues and look into such incentives such as grants for property improvements to spruce up downtown. D. Civitello gave several examples of other towns reducing property taxes for those owners who made improvements. The Board agreed to draw up a draft letter to the EDC along with several new ordinances. S. Cable made motion and M. Krenesky and D. Sorrentino seconded.

S. Cable made motion to adjourn the Special Meeting at 4:40 P.M, seconded by D. Sorrentino. All aye.

Respectfully submitted,



Lorraine B. Heath

Asst. Town Clerk – Special Meeting – December 29, 2009

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