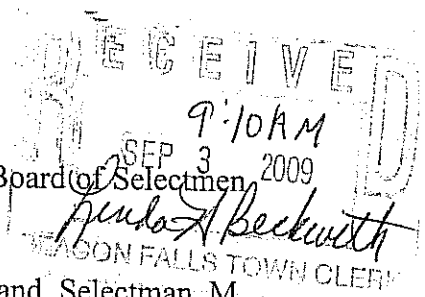


BEACON FALLS BOARD OF SELECTMEN
SPECIAL MONTHLY MEETING
SEPTEMBER 1, 2009
MINUTES
(Draft Copy – Subject to Revision)



First Selectman S. Cable called the Special Monthly Meeting of the Board of Selectmen to order at 7:30 P.M. with the Pledge of Allegiance.

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

ABSENT: None.

ALSO PRESENT: Attorney Ralph Crozier, C. Stone (H.I. Stone), J. Petersen, E. Rodriguez.

Before start of the Meeting, First Selectman S. Cable read Proclamation honoring John Petersen who is retiring as the Building Official and proclaimed September 1, 2009 as 'John Petersen Day'. He was presented with a small gift from the Board of Selectmen and the Town of Beacon Falls and thanked for his work serving the Town. J. Petersen then thanked the Board of Selectmen for its support over the twenty-eight (28) years he worked for the Town.

COMMENTS FROM THE PUBLIC

1. Attorney R. Crozier, representing H&I Stone noted his client is planning on moving into the Pinesbridge Commerce Park, noting H&I Stone has a good reputation having been in business for one hundred and fifty (150) years. They are in process of preparing a site plan on Lot 3 on Alliance Circle for its facility and are asking the Board of Selectmen to consider waiving the fee. R. Crozier noted H&I had gone to the Planning & Zoning Commission with a check for \$2040, based on their calculations. P&Z told them the fee would be approximately \$50,000, which H&I feel is very excessive. This fee would have to be paid with no guarantee of approval. R. Crozier noted there are no wetlands on the property and has been 100% designed and engineered. He noted P&Z suggested they come to the Board of Selectmen with their request.
R. Crozier also cited the Town Ordinance with regard to establishing a schedule of reasonable fees. He also noted P&Z regulations say that you cannot do any grading within 100' of a boundary line, adding H&I then went to the Zoning Board of Appeals and were granted a variance of a 25' boundary sideline.
R. Crozier noted H&I would pay any and all bills Town incurs as a result of their application, but again asked the Board to consider waiving the extraordinary fee.
M. Krenesky was told a physical office, maintenance three (3) bay garage and a truck wash would be built on the site.
He cited the easy on and easy off to Route 8 as a positive.
S. Cable noted this request has taken the Board of Selectmen by surprise, with D. Sorrentino adding he would like to do a further review of the project and request. Board was given maps of the project for its review.

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S. Cable asked if H&I had spoken to any adjoining property owners, citing the Posick property, with R. Crozier adding some conversations had gone on. Board took the maps to review and will take this request under consideration.

READING AND APPROVAL OF MINUTES

1. Minutes – 08/11/2009 Special Board of Selectmen Monthly Meeting. Board reviewed Minutes page by page. **D. Sorrentino made motion to approve Minutes as presented, 2nd by M. Krenesky. All voted aye. Motion passed.**
2. Minutes – 08/12/09. Board of Selectmen Special Meeting with R. Carley to discuss Wolfe Avenue Property **M. Krenesky made motion to accept Minutes as presented, 2nd by D. Sorrentino. All aye.**

APPROVE BILLS ON SELECTMEN'S ORDER REGISTER

Bills on Selectmen's Order Register approved.

RESIDENT TROOPER AND CONSTABLES REPORT

No report for August activities was presented.

ROAD FOREMAN'S REPORT – PUBLIC WORKS

M. Krenesky made motion to accept the Road Foremen's Street Department report as presented 2nd by D. Sorrentino. All aye.

M. Krenesky made motion to accept the Parks Report as presented, 2nd by D. Sorrentino All aye.

WASTEWATER TREATMENT PLANT REPORT

D. Sorrentino made motion to accept Wastewater Treatment Plant report as presented, 2nd by M. Krenesky. All aye. S. Cable noted last paragraph of the report indicated the fabrication and installation of a remote cable sewage pump/debris basket at the Railroad Avenue Pump Station system which eliminated the need for blindly 'fishing' for the removal chain which is permanently attached to the pumps/basket. This device was designed by W. Opuszynski. S. Cable noted the Railroad Avenue pump station has to handle a lot of sewage.

FIRE MARSHAL'S REPORT

No Fire Marshal's Report submitted, with E. Rodriguez noting it was too early to get a generated report.

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PARK AND RECREATION ACTIVITY REPORT

No report presented.

REPORT OF FINANCE MANAGER

No report presented. S. Cable noted Finance Manager had been on vacation. No budget transfers presented at this time.

TAX COLLECTOR'S REPORT

M. Krenesky made motion to accept the July and August 2009 Tax Collector's Reports, 2nd by D. Sorrentino. All aye.

TREASURER'S REPORT

M. Krenesky made motion to accept the Treasurer's Reports dated August 5, 2009 and August 30, 2009 as presented, 2nd by D. Sorrentino. All aye.

REPORT FROM THE LIBRARY

No report was presented.

REPORT OF THE ANIMAL CONTROL OFFICER

No report was presented.

REPORT OF THE CUSTODIAN

D. Sorrentino made motion to accept the Custodian's Report, 2nd by M. Krenesky. All aye.

REPORT OF THE TOWN NURSE

No report was submitted.

REPORT OF THE FIRE DEPARTMENT

No report submitted.

TOWN CLERK'S REPORT

No report submitted.

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CORRESPONDENCE

1. S. Cable received email from M. Carrafiello with regard to Mr. Flash still expressing interest in the former Grange Building. He is suggesting possibility of renting the facility for a five (5) year lease and pay \$400 per month in rent. He would also do any renovations needed for his business. Discussion on building being brought up to code, because renting a Municipal Building might be in a gray area. S. Cable noted this issue is still on the table, with M. Krenesky asking if Town can lease or rent a property it owns.
2. Request for Tax Refunds submitted by Tax Collector, with S. Cable explaining the Betts request for a tax refund, noting the taxes had been paid in full for the entire year, and because of a refinancing issue, Ms. Betts is requesting a refund for one half of the yearly taxes. **D. Sorrentino made motion to approve this request in amount of \$4055.26, along with other tax refunds, 2nd by M. Krenesky. All aye.**
3. There is a vacancy on the Brownfields Committee.
4. The Town's website is up and running, but is coming together slowly. D. Sorrentino noted he had given R. Buzgo the recently updated P&Z regulations. It was noted Town Clerk has not submitted the Ordinances already in place.
5. Conservation Commission wants to upgrade its website. This will be linked to the Town's website, i.e. how the Library website is done.
6. Frank Mis, Feldspar Avenue noted he was instrumental in having the guardrail installed at the Town Hall parking lot.
7. Governor J. Rell issued an Executive Order with regard to the stimulus funds and has formed a Committee to oversee this process.
8. Correspondence received with regard to 2010 Census.
9. B. Fitzpatrick, Wastewater Treatment Plan Supervisor submitted estimate of \$4,850 for air-conditioning at the Plant. D. Sorrentino made motion to submit this information to Finance Director M. Gomes for his review and to decide how to go about this the best way, 2nd by M. Krenesky. All aye.
10. Letter from K. Spargo, Naugatuck Valley Health District Director with regard to swine flue. E. Rodriguez noted this also comes from Homeland Security. Discussion of setting up a meeting in the future to discuss this, possibly setting up a workshop for Town employees.
11. Letter from M. Carrafiello with regard to Lions Club interested in the Peter Paul Railroad Avenue property which has been turned over to the Town.
12. Board agreed to use of Town Hall facilities for the Friends of the Library sale.
13. It was noted the Schwinn's are doing something with their sidewalk on Wolfe Avenue.
14. M. Krenesky noted he prepared a list of Structural Engineers to study the Wolfe Avenue Property, adding that R. Carley is on board serving as an Architectural advisor for the project.

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OLD BUSINESS

1. Board reviewed submission by P. Burns, DeCarlo & Doll with regard to the Downtown Walkway Extension. Total cost to continue project is \$46,620 plus Police protection while project is under construction. Contractor EDO will pay for the Police protection. Grant funds in the amount of \$26,140 from Main Street Development funds and \$16,774.67 from the Downtown DEP grant are available. EDO Construction would continue with the work it started and has agreed to use same prices it used in 2005.
After discussion, **M. Krenesky made motion to amend the original contract by issuing a change order to cover Items A,B and C on the estimate provided by EDO Construction, 2nd by D. Sorrentino. All aye.** EDO can start the project on September 8, 2009 and be completed by September 25, 2009. D. Sorrentino noted possibility of using asphalt versus pavers; with M. Krenesky and S. Cable adding it would make more sense to continue with the pavers already present on Main Street.
2. S. Cable noted O&G is working with Town Attorney D. Civitello with regard to the closure of their property. Suggestion made to use a 4' fence at the entranceway.
D. Sorrentino suggesting sitting with Public Works foreman E. Bea to discuss what the Town has to do to maintain the property once the closure is completed, noting this should be included in the Public Works budget. S. Cable noted there is already \$46,000 set aside for this.
M. Krenesky suggested giving copies of any documentation on this project to E. Bea so he is aware of this and can budget and schedule accordingly.
3. S. Cable noted Jack Watkins wants to turn over his property on Railroad Avenue in lieu of taxes owed to the Town. J. Watkins submitted a copy of an environmental report prepared by the U.S. Environmental Protection Agency in 2002. Question raised about getting an update of this 2002 report as things could have changed over the years. S. Cable noted she had looked at the property and felt it might be a good location for a municipal storage facility.
M. Krenesky made motion to pursue this matter and get all of the facts together and get an updated report of the original 2002 report from Brownfields, 2nd by D. Sorrentino. All aye.
4. S. Cable noted contract between the Town and Terry Contractors with regard to the rehabilitation of Depot Street Bridge was signed this morning, September 1, 2009. DOT was also present at the signing. A pre-construction meeting is tentatively scheduled for Thursday, September 20, 2009. Meeting will be held in Town Hall Assembly Room. E. Robarge from Nafis & Young will coordinate this meeting as well as any future meetings.
5. S. Cable noted Fire Department had submitted a long list of things they would like to see done and would the go ahead to do the Clerk's Office space at a cost

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- of \$4,000. S. Cable will speak to Finance Director about funding for this, with suggestion made on use of monies collected from Ambulance service.
- M. Krenesky made motion to research this with Finance Director to determine where funds would be coming from and to move ahead with the project if possible, 2nd by D. Sorrentino. All aye.**
6. After review of the Fire Department's Audit, **M. Krenesky made motion to turn this over to the Board of Finance for its review, 2nd by D. Sorrentino. All aye.**
 7. S. Cable noted Town owns the mold for the fiberglass duck, with M. Krenesky adding the Citizens for Tomorrow's Downtown funded the Parade of Ducks project with \$4,000 and from his calculations, sale of the twenty (20) ducks ordered would result in \$3,000. S. Cable noted all monies would be turned over to the Citizens for Tomorrow's Downtown, adding she has been monitoring all expenses and revenues, with checks being kept in a locked location in her office. S. Cable noted with Town's ownership of the mold, monies could be charge for use of that mold, with all monies going back to the Citizens for Tomorrow's Downtown. S. Cable noted goal of this activity was not make a lot of money but to focus on the economic Development of the Town.

Board voted to go into Executive Session at 8:45 P.M. to discuss personnel matters.

Board came out of Executive Session at 8:55 P.M. and Meeting continued.

NEW BUSINESS/OLD BUSINESS

1. S. Cable noted DEP had visited Beacon Hose Company No. 1 and found some violations, namely the presence of underground oil tanks. The Town knows of their existence but no one has any information about them. They were probably installed prior to 1970. S. Cable noted she had checked with former First Selectman L. D'Amico and a few others, but no one had any information.
2. S. Cable noted there have been several complaints about a cat problem in the Hill Section of Town. She is gathering information on possibility of putting together an Ordinance to address this.
3. It was noted a meeting is scheduled at Matthies Park to discuss TPA.
4. Discussion of the Stronkowski property on North Main Street. The Board of Selectmen agreed not to sell the piece of property to the Stronkowski's. The Stronkowski's would like an easement to continue to work on that property. S. Cable will speak to Attorney D. Civitello about this.

APPOINTMENTS

1. **D. Sorrentino made motion to appoint Arlene Brumer to serve on the Inland Wetlands Commission, filling the vacancy left with the resignation of Brior**

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Stack- Sweeney, 2nd by M. Krenesky. All aye. This term of office will expire on November 8, 2010.

S. Cable noted Republicans are urged to consider serving on Town's Boards and Commissions.

BUDGET TRANSFER REQUESTS

No Budget Transfer Requests at this time.

ANY OTHER BUSINESS

None.

With no other business coming before the Board of Selectmen, **M. Krenesky made motion to adjourn the meeting at 9:06 P.M. 2nd by D. Sorrentino. All aye.**

Due to the Columbus Day Holiday observation on October 12, 2009, the Board of Selectman will hold its next Meeting on Wednesday, October 7, 2009 at 7:30 P.M. in the Town Hall Assembly Room.

Respectfully submitted,

Karen A. Wilson

Karen A. Wilson, Clerk for the Board of Selectmen, Special Monthly Meeting – September 1, 2009.

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