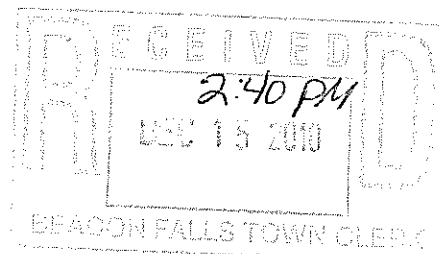


**BEACON FALLS BOARD OF SELECTMEN  
REGULAR MONTHLY MEETING  
DECEMBER 13, 2010  
MINUTES**



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

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

**ABSENT:** None

**ALSO PRESENT:** B. Fitzpatrick, Joseph Rodorigo, Jeremy Rodorigo, B. Ploss, M. Pratt, E. Bea, M. Jurzynki, E. Groth, W. Opuszynski, G. Opuszynski, M. Opuszynski and others.

S. Cable noted that last month the Selectmen accepted the retirement letter of Brian Fitzpatrick effective December 31, 2010, after many years of service to the town of Beacon Falls as superintendent of the Waste Water Treatment plant. S. Cable read a proclamation declaring December 13, 2010 *Brian D. Fitzpatrick Day* in the Town of Beacon Falls and presented B. Fitzpatrick with the proclamation and a gift from the town.

**COMMENTS FROM THE PUBLIC**

1. **B. Ploss** of 655 Skokorat Road was not pleased with email correspondence that he received regarding laws that are being broken by construction companies in his neighborhood. He stated the Selectmen are setting a dangerous precedent by allowing this to continue and thought that they had been working together as a community, in a joint effort to set up ordinances that would put a stop to the offending behavior. He stated that trucks are starting at 5:00 AM and running for hours. They are breaking the law and no one has had the stones to stop them.
2. **B. Ploss** will be attending the Planning and Zoning Meeting on Thursday and can provide pictures of companies hauling heavy equipment at midnight. He has reported many violations and he was displeased that the Planning and Zoning Commission lifted the cease and desist orders against Cherry Hill and Windham Homes, with letters that had been signed off on before the meeting began, in a “backdoor” deal.
3. B. Ploss is very disappointed that the laws and ordinances of the town are not being enforced. S. Cable asked for background on the Planning and Zoning Meeting where the orders were lifted. M. Krenesky explained that Cherry Hill and Windham Homes gave testimony at the last Planning and Zoning Meeting, and then received letters lifting the cease and desist order, which had been signed prior to the meeting.
4. B. Ploss asked who is responsible for enforcing noise ordinances and S. Cable said our police department is responsible for enforcement.

larceny, risk of injury to a minor, sexual assault and calls for service. **D. Sorrentino made a motion to accept the report, as presented. M. Krenesky seconded the motion. All ayes.**

#### **ROAD FOREMAN'S REPORT/PUBLIC WORKS**

D. Sorrentino asked about the basketball courts cracking. S. Cable noted the tennis court cracks have been repaired, but the basketball courts have not been redone. **M. Krenesky made a motion to accept the report, as presented. D. Sorrentino seconded the motion. All ayes.** The town's snow removal policy has been published in the paper.

The Street Department annual maintenance schedule will be discussed under new business.

#### **WASTEWATER TREATMENT PLANT REPORT**

**M. Krenesky made a motion to accept the report, as presented. D. Sorrentino seconded the motion. All ayes.** S. Cable congratulated B. Fitzpatrick and W. Opuszynski for receiving 2.5 CEUs for attending the 2010 Annual conference.

#### **FIRE MARSHALL REPORT**

The Fire Marshall reported 46 calls and 13 inspections for November, 2010. **D. Sorrentino made a motion to accept the report, as presented. M. Krenesky seconded the motion. All ayes.**

#### **PARK AND RECREATION ACTIVITY REPORT**

No report.

#### **FINANCIAL MANAGER'S REPORT**

S. Cable noted that a report from the Town Clerk's office is included in the Financial Manager's Report as requested by the Board of Finance. **D. Sorrentino made a motion to refer the report to the Board of Finance for their review. M. Krenesky seconded the motion. All ayes.**

#### **REPORT OF THE TAX COLLECTOR**

**D. Sorrentino made a motion to accept the October Tax Collector's Report, as presented. M. Krenesky seconded the motion. All ayes.**

M. Krenesky made a comment that in speaking with the Tax Collector the motor vehicle filing has been completed in the last few months. **M. Krenesky made a motion to accept the November report, as presented. D. Sorrentino seconded the motion. All ayes.**

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## REPORT OF THE TOWN TREASURER

No report.

## REPORT OF THE TOWN CLERK

No report was received from the Town Clerk. A memo will be sent to the Town Clerk requesting their report.

## LIBRARY REPORT

The report is for October and November and S. Cable noted that program attendance numbers were up in October. **M. Krenesky made a motion to accept the report, as presented. D. Sorrentino seconded the motion. All ayes.**

## FIRE DEPARTMENT REPORT

There were 14 fire calls and 64 EMS calls for the month of October. **D. Sorrentino made a motion to accept the October report, as presented. M. Krenesky seconded the motion. All ayes.**

## ANIMAL CONTROL REPORT

The report is for August, September and October. There were 23 complaints investigated in August, 19 complaints in September and 24 complaints in October. **D. Sorrentino made a motion to accept the report, as presented. M. Krenesky seconded the motion. All ayes.**

There is no custodian's report at this time.

## CORRESPONDENCE

1. Copies of an email received from B. Ploss stating concerns about why the Planning and Zoning Commission lifted cease & desist orders.
2. Concerns from Park Commissioner Joe Roderigo.
3. Email from John Blesse concerning the Rotary Club adopting a corner, specifically the South Circle triangle.
4. Letter from CL&P which states the town will be eligible for a new photocell light in 2014. The letter will be referred to the Energy Board.
5. Letter from Michael Opuszynski requesting appointment to the Inland Wetlands Commission.
6. Letter from CRRA prohibiting the disposal of electronic devices at the transfer station as of January 1, 2011.
7. Thank you note from Holly Herman for the high school scholarship she received, as she is attending Jonathon Wells University.

8. Letter from Tax Collector requesting a \$137.50 refund to Nissan Infinity Lt. **M. Krenesky made a motion to approve the refund. D. Sorrentino seconded the motion. All ayes.**
9. Letter from Citizens for Tomorrow's Downtown regarding a welcome sign at the base of the Exit 23 ramp. Representatives met with a member of the DOT and the process is moving forward, with a location to be determined. January 18, 2011 is their next meeting.
10. Letter from the Department of Agriculture requesting animal control reports. The reports were completed.
11. S. Cable asked is the Selectmen had questions regarding the Land Use ordinance. There will be an upcoming meeting on this ordinance and concerned parties will be notified.
12. Letter from residents of the Valley Mobile Home Park in response to fee increases, they are seeking a senior discount and signed by 28 people. M. Krenesky stated that unless the senior residents qualify for disability benefits there is no discount available. D. Sorrentino noted their contract is with the owner of the facility.
13. Notification that there is a new application concerning Brownfield, coming before legislation which tightens the requirements.
14. Letter and applications for a COST Meeting, January 19, 2011 which Selectmen may attend.
15. Christmas card from Beacon Valley Road resident where trash is a problem. The town crew continually cleans up this road.
16. Letter from Tax Collector requesting a \$384 refund to Danvers Trust. **D. Sorrentino made a motion to reimburse the companies for their taxes. M. Krenesky seconded the motion. All ayes.**
17. Memo from First Selectmen to Public Works with vendor information.
18. Letter from Conservation Commission to Charlie Edwards thanking him for volunteer work to the Lantern Ridge entrance. Mesa Excavating also volunteered their time and will be thanked.
19. Letter was sent to Polowski's on Skokorat Road and no response was received.
20. Letter referring to the hot water problems at the fire house.
21. Memo from the First Selectmen stating that there will be no raises for board clerks.
22. Letter regarding a problem on Briarwood Road.
23. Thank you note from Brian and Michele Herb for a gift basket.
24. Letter to Inland Wetlands providing an update on Chatfield Farms regarding the cease and desist orders which were submitted to Windham Homes and Cherry Hill. Bruce Wittenberg appeared for Windham Homes as owner and clarified his intent to remove soil. They have been meeting with Chatfield Farms owners to resolve truck traffic problems. Approved plan was complied with and cease and desist orders were lifted. Received 11/22/2010. Copy to B. Ploss.
25. Letter regarding graffiti to the annex.
26. Thank you from Bill and Michelle Mihalcik for the town's gift.

27. M. Krenesky received correspondence from First Selectmen's office stating that his term of office expired and he resigned as Town Historian. He pointed out that he did not resign the position.
28. M. Krenesky read and submitted a response to comments made at last month's 11/8/2010 Regular Board of Selectmen's Meeting, in response to comments made by A. Daigle, regarding the Wolfe Avenue property. This response is attached in a letter dated 12/13/2010.

### **OLD BUSINESS**

1. S. Cable read a portion of the August 9, 2010 meeting minutes, under Old Business, regarding the Wolfe Avenue Exploratory Committee, including the motion which dismissed the committee. S. Cable stated that the intent of the motion was to accept the recommendations of the Wolfe Avenue Exploratory Committee.
2. M. Krenesky stated that Planning and Zoning has already made a decision on the property.
3. D. Sorrentino reviewed the charge of the Wolfe Avenue Exploratory Committee and by accepting their charge, the intent was to accept their recommendations to demolish the house remove the tree, demolish the carriage house. S. Cable called for clarification on this matter.
4. **D. Sorrentino made a motion to accept the recommendations of the Wolfe Avenue Exploratory Committee. S. Cable seconded the motion.** M. Krenesky commented that the decision is being made on the wrong information. The decision is being based on price. M. Krenesky has three people who have advised that the house could be renovated for \$500,000. The cost in Mr. Bailey's plan assumes gutting the building. M. Krenesky is concerned that there has never been a discussion on what could be done with the building if it were left standing. M. Krenesky would like to have a building plan in place before a decision is made on the house. He believes there is no money today to demolish the house.
5. S. Cable stated that the Wolfe Avenue Exploratory Committee has done its work. S. Cable has received prices for selling the house, demolishing the house, and could get prices for renovating the house. The committee has done its due diligence and the vacant house is currently a liability.
6. E. Groth about the costs of renovating versus restoration. M. Krenesky stated there is a \$200,000 state restoration grant available. D. Sorrentino stated that the grant increments awarded are typically much lower than this amount. M. Krenesky would like quotes on restoration and a plan in place before proceeding. The motion was reread: **D. Sorrentino made a motion to accept the recommendations of the Wolfe Avenue Exploratory Committee. S. Cable seconded the motion. D. Sorrentino and S. Cable voted aye. M. Krenesky voted nay.**
7. **Taking into consideration the prior motion and the decision of the Planning and Zoning Commission, D. Sorrentino made a motion to move forward to demolish the house and carriage house at 35 Wolfe Avenue. S. Cable seconded the motion. D. Sorrentino and S. Cable voted aye and M. Krenesky voted nay.** M. Krenesky asked if the motion was necessary and if costs are available on demolition. S. Cable advised she has cost estimates.

8. The Selectmen have been involved in the Greenway study. **D. Sorrentino made a motion to endorse the Regional Naugatuck River Routing Study. M. Krenesky seconded the motion. All ayes.**
9. Bids have been opened on the Streetscape monies which the town has received, totaling \$612,000. The state has advised S. Cable that they will help fund the alternate balance of the bid, if the town can fund \$72,000. The bids range from \$309,070 to \$228,157. S. Cable will review with the Board of Selectmen and Board of Finance.
10. Beth Bucciferro submitted a proposal for a town website. D. Sorrentino will set up a meeting of the committee after the first of the year to discuss this further.
11. Resolutions are needed to move forward with the bond package. The Board of Selectmen has made their recommendations to the Board of Finance, and the Board of Finance has the final say on the bond package. Resolutions will be passed on to committees. The vote is expected in early February. The WPCA will need to hold a public hearing with a 15 day notice before the vote can occur.

#### **NEW BUSINESS**

1. M. Krenesky has called for Planning and Zoning to make a decision on a Housing Incentive Zone. S. Cable will issue a memo requesting a decision on this issue.
2. M. Krenesky stated that the dog warden has no place in town to store animals which he has picked up. Costs of storing animals exceed the costs which can be charged to the pet owners. The warden has suggested finding a place in town to store the animals. M. Krenesky would like to review the costs involved.
3. D. Sorrentino is concerned about the dead zone for radio signals at the high school. He suggested that a repeater be installed in the school to allow radio coverage for safety and emergency situations. A memo will be sent to the Chairman of the Board of Education on this matter.
4. M. Krenesky asked if a plaque was necessary at Depot Street Bridge. S. Cable stated the plaque is being made and is part of the project.
5. On advice of the Labor Attorney, S. Cable would like to set up an Executive Meeting with members of the Parks & Recreation Commission and Public Works Department.
6. M. Krenesky commented on the annual maintenance schedule from Public Works and the budget does not reflect the work which appears on the schedule. There is a lot of money in the accounts, which connects with the work being completed. The question is why the money is not being spent.
7. There has been trouble with the phone system in the Registrar's Office. M. Krenesky recommended that we go out to bid for a new phone system and the savings would be significant. **S. Cable made a motion to go to bid on a new phone system. D. Sorrentino seconded the motion. All ayes.**

## APPOINTMENTS

1. S. Cable recommended that Walter Opuszynski be appointed interim superintendent of the Waste Water Treatment plant as of January 1, 2011, while a permanent superintendent is sought. **D. Sorrentino made a motion to appoint W. Opuszynski as interim superintendent, effective January 1, 2011. M. Krenesky seconded the motion. All ayes.**
2. Michael Opuszynski is an unaffiliated resident of Beacon Falls. S. Cable checked with the town attorney regarding family members serving on the same board and this is allowable. **D. Sorrentino made a motion to appoint Michael Opuszynski to the Inland Wetlands Committee. M. Krenesky seconded the motion.** As a matter of discussion, M. Krenesky asked for written statement from the town attorney that there is not an issue with a father and son serving on the same board. **Motion is amended to include “pending written approval from the town attorney.” All ayes.**

## BUDGET TRANSFER REQUESTS

No budget transfer requests.

## OTHER PUBLIC COMMENT

1. E. Groth asked who has the final say on the bond package; as it seems the Board of Finance is taking the lead. S. Cable explained that the municipal budget is the Board of Selectmen’s budget, taking advice from the Board of Finance. However, per the state statutes, the Board of Finance is the driving force on bonding issues.
2. Joseph Rodorigo of 42 Bonna Street asked if there would be Executive Session at this evening’s meeting. S. Cable stated that the Labor Attorney advised the Board of Selectmen to address personnel issues at a separate meeting.
3. J. Rodorigo’s concerns resolve around budgetary items and the reports submitted by the Public Works department. There is lack of communication and lack of direction of the Public Works department, with work being reported as complete yet all the monies left in the line items attached to the work and no purchase orders written. J. Rodorigo has found mistakes in the budget each month and it is the Director of Public Works job to review the budget. D. Sorrentino noted that he asked for budget line items to be included on the Public Works report for clarity.
4. Regarding the bond package, J. Rodorigo was responsible for obtaining the quotes for parks projects in the package. The Street Department did not obtain their own quotes for roadwork as Nevis and Young sought those quotes. The Street Department foreman does not have knowledge of the parks quotes or the street quotes. Volunteers and paid consultants did this work.
5. In 6 years, Nevis & Young has been paid twice to put together a work schedule, which has never been implemented. They were hired again to review the Public Works department, and their suggestions have not been implemented. Four years ago the Public Works department received a field maintenance schedule which has not been implemented. Joseph Rodorigo

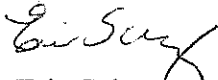
will meet with the Board of Selectmen in Executive Session and he would like to know what the Board of Selectmen will do about this issue tomorrow.

6. S. Cable stated there will be a meeting as soon as possible. M. Krenesky agreed that this would be the proper way to handle it.

Jeremy Rodorigo of Burton Road wished everyone a Merry Christmas and Happy New Year.

**D. Sorrentino made a motion to adjourn the meeting at 9:20 PM. M. Krenesky seconded the motion. All ayes.**

Respectfully submitted,

  
Erin Schwarz



December 13, 2010

In response to comments made by Mr. Arthur Daigle and 1<sup>st</sup> Selectman Cable during Public Comment at the November 8, 2010 Board of Selectmen Meeting, I would request the following be entered into the minutes of this meeting. I arrived late to November 8th meeting due to a personal issue, and I was not present during Public Comment. While I was updated that a question was asked related to the Wolfe Avenue property, it was not clear to me the nature of the question until I read the minutes & listened to the tape of this meeting.

On Nov 8<sup>th</sup>, Mr Daigle asked the Board of Selectmen for the status and future direction of the property. Mr Daigle further questioned who authorized that the house be nominated for the State Register of Historic Places and that the placement on the Historic Places listing would affect future plans for the Wolfe Avenue property.

1st Selectmen Cable correctly stated that in my role as the Municipal Historian, I took the initiative to nominate the property to the State Register of Historic Places. The property was reviewed and approved by the State Historic Preservation Council on November 3, 2010 for this designation. 1<sup>st</sup> Selectmen Cable further correctly stated that the historic designation does not prohibit the Town from demolishing the house at some time in the future.

I do have a concern that 1<sup>st</sup> Selectman Cable, and based on comments from Selectman Sorrentino as heard on the audio tape of the November meeting, continue to insist that the Board of Selectmen by majority vote of two for and one against, voted to accept the recommendations made by the Wolfe Avenue Exploratory Committee as expressed in the committees letter to the Board of Selectmen and in doing so, the Board of Selectmen voted to demolish the house. A motion and vote by the Board of Selectmen for this purpose *never* occurred.

I reference the Board of Selectmen minutes of August 9, 2010, pages 7-8, under Old Business, Item 1 (attached). After discussion on the Exploratory Committee's letter of recommendations presented to the Board of Selectmen, the motion made by Selectman Sorrentino and seconded by 1<sup>st</sup> Selectman Cable was as follows: **D. Sorrentino made a motion to thank the Lewis House Exploratory Committee for doing what they were charged to do and to dismiss this Committee, 2<sup>nd</sup> by S. Cable. All voted with a NO vote from M. Krenesky.**

As are recorded in the minutes of August 9th, at no time did any member of the Board of Selectmen make a motion to 'accept' the suggested recommendations, nor was there a motion to support the 'demolition' of the house. Sadly, the confusion caused by misunderstanding the action the Board of Selectmen took on August 9<sup>th</sup> have led to the Planning and Zoning Commission to vote to support demolition of the house.

Regardless of what occurred on Aug 9<sup>th</sup>, there is no reason to demolish this house at this time. I believe that during these difficult economic times spending any funds on demolition without an approved project plan for the Wolfe Avenue site is not fiscally responsible. We may find that the actual true cost to renovate the house will be more cost effective for the Town, should the cost of new construction not be acceptable to the taxpayers and voters of Beacon Falls. If the house is demolished before we understand the direction the taxpayers prefer to travel, the Town would be destroying a viable option for future municipal space. Therefore it only makes sense for full

transparency and planning purposes that the Town discovers the cost to renovate the existing property.

The Board of Selectman has stated that the public will be invited to an informational meeting where all the issues and plans for the property will be discussed. With that understanding and for the following four reasons:

1. There has never been a formal motion and vote by the Board of Selectmen to accept the Wolfe Avenue Exploratory Committee's recommendations including the recommendation to demolish the house,
2. We have never asked for quotes to renovate the house. New information has suggested that the cost to renovate the house may be \$5-600,000 and not the \$900,000 estimated in the Adaptive Re-use Report,
3. The Town is eligible for a Grant up to \$200,000 to renovate the house. If the actual cost to renovate the house is \$600,000, the Town could have additional space for a fraction of the cost of a new building,
4. The 1<sup>st</sup> Selectman has requested and received estimates related to the demolition cost and an estimate of the current 2010 value of the property with & without the current house; it makes sense to also pursue the cost to renovate the house.

I therefore suggest that the Board of Selectmen solicit quotes related to the renovation of the house as part of its due diligence in preparing and presenting *all* related cost information at the informational meeting that is being planned. The Board of Selectmen should be prepared to answer all the above questions at the informational meeting.

I further support creating a building project plan that identifies what the Town is proposing to build, which would include renovating and/or demolishing the existing buildings, and taking this plan to the voters in 2011 or 2012.

This seems very simple and as always it comes down to money. We as a Town are struggling with supporting a \$10 million dollar bond package to repair our streets and purchase new vehicles for the Fire Department. There is a vote pending on an estimated \$35 million dollar school project. We have additional road, water, and sewer infrastructure issues that go above and beyond the current bond package, as well as the recent emergency expenditures for a new police car (\$27,000), a hot water heater (\$9,000) and a broken sewer line (\$24,000) at the firehouse.

Today we have no idea what a Wolfe Avenue building project will cost, because we do not have approved plans with real costs associated with it. Therefore I cannot support authorizing spending any funds on the Wolfe Avenue property until there is an approved project where all associated costs are disclosed, and the people are given a voice in the process.

Michael A Krenesky, Selectman

