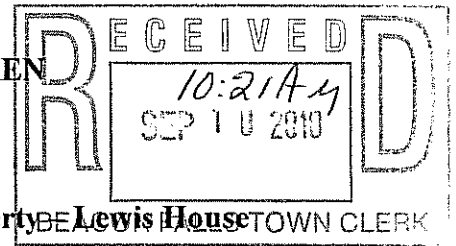


BEACON FALLS BOARD OF SELECTMEN  
SPECIAL MEETING  
SEPTEMBER 9, 2010  
MINUTES



**Item No 2 on Agenda – Discussion of Wolfe Avenue Property Lewis House  
(Draft Copy – Subject to Revision)**

First Selectman S. Cable called the Special Meeting of the Board of Selectmen to order at 2:02 P.M. with the Pledge to the Flag.

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

**ALSO PRESENT:** David Bahlman, Division Director, Historic Preservation and Museum Division of the CT Commission on Culture & Tourism, Stacey Vairo of the CT Commission on Culture & Tourism, E. Micklos, B. Krenesky, D. Scott, G. McGeever, J. McGeever, E. Groth, Joseph Rodorigo, E. Falzone, K. Grace, J. Woodward, J. Dowdell, M. Melville and Paul Bailey.

Item 2 of the Agenda – Discussion of Wolfe Avenue Property Lewis House.

S. Cable noted that Mary Donahue and Gregory Farmer were not able to attend this meeting and that David Bahlman, Division Director, Historic Preservation and Museum Division of the CT Commission on Culture & Tourism, Stacey Vairo of the CT Commission on Culture & Tourism.

S. Cable asked Consultant Paul Bailey to join the Board of Selectmen, noting he had done an assessment and needs study of the Wolfe Avenue Lewis House property.

S. Cable noted residents at a Town Meeting on August 12, 2008 had approved a bonding package to finance the Wolfe Avenue project. She also noted any decisions made on the property have to go to the Planning & Zoning Commission and cited recommendations given by the Wolfe Avenue Study Committee. Those recommendations included: demolish the building, recreate the living and dining room of the Wolfe Avenue property at a new facility, remove certain trees on the property, demolish the Carriage House, have the property made safe from hazards such as the presence of mold, form a new Building Committee and construct a new 19,000 square foot facility.

S. Cable noted that one member of the Board of Selectmen did not support the recommendations of the Study Committee to demolish the building and the dissolution of the Study Committee.

S. Cable then turned meeting over to Selectmen M. Krenesky who had specific questions on this project.

M. Krenesky thanked the many people who had showed up for this Special Meeting, adding he wants all available information to come forth what ways the State of Connecticut could help Beacon Falls build a project to be yet decided upon.. He would

**BEACON FALLS BOARD OF SELECTMEN  
SPECIAL MEETING  
SEPTEMBER 9, 2010  
MINUTES**

**Item No 2 on Agenda – Discussion of Wolfe Avenue Property – Lewis House  
(Draft Copy – Subject to Revision)**

like to know what types of grant programs or other funding might be utilized by the Town

He also noted that a difference of approximately \$300,000 between demolishing the building versus building a new structure is something to consider. He then asked what it would mean to the Town to have the Wolfe Avenue property placed on the State's Registry. S. Vairo noted being on the State Registry does not include specific regulations the Town would have to follow, adding this designation is both honorary and beneficial. She noted to S. Cable that being on the Registry would not restrict the Town from demolishing the building.

D. Bahlman noted there are two (2) grant programs. One is a Survey & Planning Grant of up to \$20,000 which is available to non-profits and Municipalities. This grant would cover pre-development, feasibility or architectural studies. He noted that P. Bailey has already done most of this work.

S. Cable asked if a grant could be given just for the re-creation of two (2) of the rooms in the Lewis House, with D. Bahlman responding funds would most likely not be given for this purpose.

Another grant program is the Historical Restoration Fund Program, which is a yearly grant program, giving up to a maximum of \$200,000. He noted the next grant deadline is October 29, 2010. Fifty percent (50%) of the project costs, up to \$200,000 could be reimbursed. A match has to be verified and funds must be available to complete the project. All work must comply with Secretary of the Interior Standards. D. Bahlman added that last year, two million dollars (\$2,000,000) in these grant funds was distributed to sixteen (16) projects.

D. Bahlman also mentioned the CT Trust Technical & Assistance Grant, which gives an advantage of positioning yourself to do the actual work. He also noted a preservation easement, which is a temporary easement on the property; possibly an easement for fifty (50) years might be a condition, adding this has to be approved by the State before anything is done.

D. Bahlman noted this property is a tremendous resource, citing the Olmstead connection to the Town.

Discussion on the Certified Local Government program, with S. Vairo noting these grants are rather small, averaging about \$2800. These grants usually serve for education purposes, i.e. public education programs and walk-throughs. It was noted that a single property could be considered for funding, it does not have to be an entire area (i.e. the Hill Section of Town)

SEP 10 2010

**BEACON FALLS BOARD OF SELECTMEN  
SPECIAL MEETING  
SEPTEMBER 9, 2010  
MINUTES**

**Item No 2 on Agenda – Discussion of Wolfe Avenue Property – Lewis House  
(Draft Copy – Subject to Revision)**

M. Krenesky noted the Old Rimmon School House is on the State Registry, Beacon Mill Village is on the National Register and Depot Street Bridge is a bridge historic designation.

S. Vairo, pointed out that the Town would need an Historic Commission, with S. Cable noting that recently the Town's Historic Commission had been eliminated from Town Boards and Commissions. Because of the possibility of getting more grants, the Historical Society took over where the Historical Commission left off.

D. Sorrentino asked what qualifies a building as being an historic structure, with D. Bahlman listing the following criteria: what is the history of the building, what historical event took place in that building, did an important person live in the building, the architecture of the building and the below ground history (archeology) of the building.

D. Bahlman noted he had briefly looked at the Wolfe Avenue Study report, with S. Cable asking him if anything about the property had jumped out at him. He noted there could be an integrity issue, i.e. the aluminum siding, but that anything could be reversed. He also noted that you have to present an accurate account and definite plan of what is or is not going to be saved, adding you cannot preserve only bits and pieces, as this creates a false sense of history.

P. Bailey suggested not looking at the total cost of the renovation and not look at the project as an either/or situation. D. Bahlman noted you could do the project in phases, adding you need at least two (2) years to complete the work and then go to the next phase and apply for a second grant. He stressed that you have to complete the project and pay for it before any funds are reimbursed. He also noted the grant process is a competitive situation, adding you have to be very controlled and structured to be effective.

S. Cable noted the Town is at the bottom of the list for receiving various grant funds because it has received several grant awards in recent years, citing the Depot Street Bridge rehabilitation project as an example.

P. Bailey also noted projects have to be shovel ready, adding no bids are required at the time of the grant application but that a plan must be ready.

M. Krenesky asked about 'mothballing' a building which he understood to be keeping the building in a viable condition before further damage would be done to it. D. Bahlman said this type of funding could be used to help a building in danger of collapsing or water damage from a leaking roof. He added that this type of funding might not be considered for a building whose fate had not been determined yet.

SEP 10 2010

**BEACON FALLS BOARD OF SELECTMEN  
SPECIAL MEETING  
SEPTEMBER 9, 2010  
MINUTES**

**Item No 2 on Agenda – Discussion of Wolfe Avenue Property – Lewis House  
(Draft Copy – Subject to Revision)**

M. Krenesky then suggested that anyone interested in going on a walk-through of the Wolfe Avenue Lewis House could join him right after this meeting. D. Bahlman commended the Town for dealing with this project so carefully in order to make a sound decision.

M. Krenesky then asked about the time limit to get on the Historic Registry, with S. Vairo noting if this request were to be on the October agenda (first Wednesday in October) a decision could be made in one (1) month.

D. Sorrentino asked M. Krenesky if he had been doing work on this project as a Selectman or Town Historian, with M. Krenesky saying he has been doing the work as the Town Historian.

J. Dowdell asked about any restrictions that might be put on the Wolfe Avenue property as part of a Local Historical District.

E. Groth asked what the average grant award has been, with D. Bahlman noting a \$150,000 grant was awarded last year. Average grant is from \$50,000 to \$75,000. E. Groth was told that if a building was taken down to the studs and then rebuilt, it would not be a true restoration. Plans and specs have to be submitted at the time of the application which clearly indicate how the restoration will take place.

K. Grace pointed out a meeting she had attended to hear Colin Kaplan discuss the history of the Wolfe Avenue property and she had concerns about Tracy Lewis ever having actually lived at the Wolfe Avenue property, noting the building was built in 1926, when T. Lewis died in 1921. She felt that J. Woodward and M. Krenesky were not giving correct information. P. Bailey noted T. Lewis had lived at that location, but the building had burned down, and another building was built on the original foundation.

P. Bailey noted that C. Kaplan had not been at a subsequent presentation..

With no further discussion and public questions, D. Sorrentino made motion to adjourn the Special Meeting at 2:50 P.M. 2<sup>nd</sup> by M. Krenesky. All aye.

Respectfully submitted,

*Karen A. Wilson*

Karen A. Wilson

Clerk for the Board of Selectmen, Special Meeting – September 10, 2010

SEP 10 2010