

**TOWN OF BEACON FALLS
BOARD OF SELECTMEN
PUBLIC HEARING
JUNE 10, 2013
MINUTES
(Draft – Subject to Approval)**

First Selectman Gerard F. Smith called the Public Hearing of the Board of Selectmen to order at 6:47P.M.with the Pledge to the Flag. Purpose of the Public Hearing was to hear and discuss the following:

1. Revision to Ordinance Establishing a Land Use Committee (Open Space, Parks, Natural Areas, Playgrounds, Trails and Walkways or any Other Land Use.
2. Revision to Ordinance Concerning Local Option Tax Relief for Elderly and Disabled Homeowners.
3. Revision to Ordinance Regarding Noise.
4. Revision to Ordinance Providing for Biennial Elections in the Town of Beacon Falls as per Public Act 159-1949 Session.

PRESENT: First Selectman G. Smith, Selectman D. D’Amico and Selectman C. Bielik.

ABSENT: None.

ALSO PRESENT: Richard Minnick, H. Mis, S. Dowdell, M. Krenesky, G. Komarewsky, E. Melninkaitis, M. Pratt and approximately 8 other residents.

Clerk read call for meeting. **H. Mis made motion to accept call as read, 2nd E. Melninkaitis. All aye.**

First Selectman G. Smith reviewed each Ordinance and opened up floor to questions, comments, etc.

Revision to Ordinance Establishing a Land Use Committee (Open Space, Parks, Natural Areas, Playgrounds, Trails and Walkways or any Other Land Use. Revision adds the Land Steward to the Committee make-up as well as addition of a WPCA member’

G. Smith explained the history of the Ordinance Concerning Local Option Tax Relief for Elderly and Disabled Homeowners. The current rate is 05%, and the proposed revision is to change that rate to 10% as the State requires a percentage rate to be included. The abatement would be allowed to go up to a maximum of \$500.00.

Discussion:

G. Komarewsky, 15 Second Street noted he had presented the BOS with copies of demographic information from 2009 and 2012, adding this information proves his point that the current level of the \$500 tax abatement is totally unsustainable for the Town, noting that if no extra monies were to be spent in many, many years, the mil rate would still go up, because of this Ordinance. He noted that as more and more of the ‘baby boomers’ become seniors and the fact that people are living longer, this only adds to the tax burden for everyone else. He also had concerns about the income levels of \$150,000 and \$75,000 is excessive, in fact they are the highest levels in all of our neighboring Towns. He felt that Beacon Falls is giving a ‘far more generous handout’ than other Communities are giving.

E. Melninkaitis, 111 Highland Avenue, noted that she had been on the Board of Assessors and they had worked on putting together this Ordinance using State guidelines. She noted that the original Ordinance required a five (5) year residency, but then that was changed to a one (1) year residency. She also said she is not opposed to the income levels coming down and added it is not really fair to stay at the \$500 tax abatement for future years.

R. Minnick, 147 Cedar Lane, gave a brief history of this Ordinance as well, adding that some of the changes were viewed as not being prejudicial to the new people coming into Town. He noted that the age-restricted housing drastically changed this Town.

G. Smith read an email he had received from Lisa Sizer that noted that relief should be enforced for those seniors in need of the abatement.

Revision to the Noise Ordinance. G. Smith noted this revision is the addition of a section dealing with ATV’s, which was compiled by the Police Department who took a look at many Ordinances.

R. Minnick suggested the new section continue as Section 11 in the existing Ordinance.

Revision to Ordinance Providing for Biennial Elections in the Town of Beacon Falls as per Public Act 159-1949 Session. G. Smith noted that Section H with regard to the Board of Assessors would be eliminated because there is no longer a Board of Assessors since the Town employees a full-time Certified Assessor as well as an Assessor’s Clerk.

M. Krenesky, 22 Maple Avenue, noted that the previous administration did try to make this change, but it did not happen and he was happy to finally see the change being made.

G. Komarewsky, was told this revision would not conflict with State requirements.

With no other comments, **M. Krenesky made motion to close the Public Hearing at 7:27 P.M. 2nd by R. Minnick. All aye.**

Respectfully Submitted,

Karen A. Wilson, Clerk for the Board of Selectmen – Public Hearing
June 10, 2013

