

Beacon Falls Board of Selectmen
10 Maple Avenue
Beacon Falls, CT 06403



**BEACON FALLS BOARD OF SELECTMEN
Monthly Meeting
February 9, 2015
REVISED MINUTES
(Subject to Revision)**

1. Call to Order/Pledge to the Flag

First Selectman Chris Bielik called the meeting to order at 7:30 P.M.

Members Present: First Selectman Chris Bielik and Selectman Dominick Sorrentino

Not Present: Selectman Peter Betkoski

Others present: Sue Dowdell, Director of the Library; Eddie Rodriguez, Fire Marshall; and 3 members of the public.

2. Comments from the Public

C. Bielik asked three times for comments from the public and there were none at this time.

3. Read and Approve Minutes from Previous Meetings

The three members reviewed the three minutes from the regular monthly meeting on January 12, 2015 and special meetings on January 13, 2015 and February 4, 2015.

C. Bielik noted that there was a paragraph from a previous meeting included in the special meeting minutes from February 4, 2015. The note from Paragraph 9 should be deleted from the minutes since this was from a previous meeting and not from February 4, 2015 special meeting.

Motion to accept the three meeting minutes from the regular monthly meeting and special meeting minutes as submitted for tonight's meeting with the correction as stated by D. Sorrentino: Sorrentino/Bielik; no discussion; all ayes.

C. Bielik asked for a motion to add new Agenda Item H, Land Use Ordinance.

Motion to add Agenda Item H, Land Use Ordinance to tonight's agenda: Sorrentino/Bielik; no discussion; all ayes.

C. Bielik asked for a motion to rearrange the agenda to accommodate persons in attendance. Agenda Item 17 – a, New Business – Charles Piwonski Property-74 Pent Road-Discussion would become Agenda Item 4. Agenda Item 17 – c, New Business – Robert Rich-A Space Center Self Storage-Request for Fee Waiver, would become Agenda Item 5. The items under Agenda Item 17, New Business would move up one line item in the agenda.

Motion to rearrange the agenda for tonight's meeting to accommodate the persons in attendance as stated in C. Bielik's request: Sorrentino/Bielik; no discussion; all ayes.

4. Charles Piwonski Property – 74 Pent Road – Discussion

Charlie Piwonski has been having problems selling his property on Pent Road for the past 7 to 8 years. You cannot run a business there if someone lives in house, and if you have business there, someone cannot live in the house.

He presented a wish list to the Board. C. Bielik read the wish list that requests several actions to be taken by the town. The first is a zone change from IP2 to R1. The second is for the town to purchase the entire property for \$279,000. The third is for the town to purchase 3 acres adjacent to the rec field for \$79,000 – the bottom lot of the lot in question. The request is dated February 9, 2015.

C. Bielik noted that it is a complicated issue that goes back many years. C. Bielik indicated that the three Selectmen will have to have a special meeting in order to discuss this matter. Also, some research will have to be done. C. Bielik indicated that he is aware that C. Piwonski attended a Zoning Board of Appeals meeting in December 2014. Atty. Byrne had drafted a letter that was sent to ZBA. A letter was then drafted to C. Piwonski giving the recommendations by Atty. Byrne.

C. Bielik indicated that it is in the town's interest to receive legal opinion before moving forward. If the Board of Selectmen decides that purchasing part or all of the property is in the town's interest to do, then it will have to go through the Board of Finance. Since it exceeds \$20,000, it will require a town meeting or a referendum.

5. Robert Rich – A Space Center Self Storage – Request for Fee Waiver

Robert Rich, owner of A Space Center Self Storage located at 808 South Main Street, indicated that he is here because when the project was originally approved through the Wetlands Commission and through Planning & Zoning Commission, the approval are good for five years. D. Sorrentino noted that if it's through Inland Wetlands, then it's 2 five years. R. Rich indicated that he had failed to apply for an extension before the five years expired. He started the project and backed off due to the economy going sour. The state has passed new legislation to give some relief and give automation extension.

R. Rich mentioned that his plan was to build 9 buildings. He first built 4 buildings, and then one year later built another one, and then another building. Now, the economy is getting a little and he would like to expand the business. He went to the Inland Wetlands Commission and Planning & Zoning Commission to reapply for the exact same plan as originally approved. He asked for the fees to be waived and the town attorney informed him that the Commissions do not have the jurisdiction to waive the fees. It would have to go before the Board of Selectmen.

C. Bielik asked if he knew how much has been paid in fees already and R. Rich did not know. D. Sorrentino noted that they will have to verify with Dave Keating or Brian Herb. C. Bielik asks what is his time frame and R. Rich noted that there is a Wetland Commission meeting on Wednesday and the follow Thursday is P & Z meeting and he had to have a report regarding the new FEMA regulations on the flood lines. C. Bielik will reach out to Dave Keating and Brian Herb to see which fees may be able to be waived. Since he has already paid the fees for the exact same plan, it helps in this case.

R. Rich noted his donations for area organizations, i.e. the police department for their Toys for Tots collection, the Lions Club. C. Bielik asked if they have to wait until the next Board of Selectmen in March 2015, would that be a problem, and R. Rich indicated that it would not be.

6. Resident Trooper/Police Report

C. Bielik read a letter submitted with the report advising the Board of Selectmen that Sergeant Anthony Diaz of the Hamden Police Department, and part time for Beacon Falls Police Department, was selected by the Chief of Police of Hamden as the Outstanding Police Officer of the Year for Community Service Work. C. Bielik and D. Sorrentino would like to congratulate Sergeant Diaz on this honor. D. Sorrentino suggested that a letter of recognition be sent to him.

Motion to accept the report submitted by the Resident Trooper/State Police for tonight's meeting: Sorrentino/Bielik; no discussion; all ayes.

7. Wastewater Treatment Plant Report

Motion to accept the report submitted by the Wastewater Treatment Plant for tonight's meeting: Sorrentino/Bielik; no discussion; all ayes.

8. Report of Public Works

C. Bielik would like to pass along his appreciation in the efforts of keeping the streets clean and safe. D. Sorrentino asked about the purchase of salt and sand, as well as wear and tear. C. Bielik indicated that between what we started with and what we have been purchasing, we are doing well with stock. We are getting close with the budget amount.

Motion to accept the report submitted by the Public Works for tonight's meeting: Sorrentino/Bielik; no discussion; all ayes.

9. Report of the Fire Marshal

Fire Marshall Eddie Rodriguez was present at the meeting and indicated that he has been spending a lot of time at Laurel Ledge. A temporary CO for Building 4 was received for the new hallways. It has been going very good.

Motion to accept the report submitted by the Fire Marshall for tonight's meeting: Sorrentino/Bielik; no discussion; all ayes.

10. Report of the Finance Manager

The Finance Manager was not present at tonight's meeting. It was noted that he did not run the Revenue and Expense reports yet but will have then for the Board of Finance tomorrow night. He did submit a small narrative for the meetings.

Motion to accept the report submitted by the Finance Manager for tonight's meeting and submit it to the Board of Finance for their next meeting: Sorrentino/Bielik; no discussion; all ayes.

11. Report of the Tax Collector

The Tax Collector was not present at tonight's meeting.

There was no report submitted by the Tax Collector since she was busy collecting taxes in the month of January.

12. Report of the Town Treasurer

Mike Krenesky was not present at tonight's meeting.

Motion to accept the report submitted by the Town Treasurer for tonight's meeting and submit it to the Board of Finance for their next meeting: Sorrentino/Bielik; no discussion; all ayes.

13. Report of the Town Clerk

Motions to accept the report submitted by the Town Clerk for tonight's meeting and submit it to the Board of Finance for their next meeting: Sorrentino/Bielik; no discussion; all ayes.

14. Report of the Library

Sue Dowdell is present at tonight's meeting; if the Selectmen have any questions regarding the Library Report.

Motion to accept the report submitted by the Library for tonight's meeting: Sorrentino/Bielik; no discussion; all ayes.

15. Report of the Fire Department

Chief Trzaski or another representative of the Fire Department was not present at tonight's meeting since the fire house is having their monthly meeting tonight as well.

C Bielik noted that earlier today, a vehicle slid down the embankment of Route 8. It took 4 minutes from the time of the call to out the door and arrived on scene within 11 minutes to have the victim being extracted for a total of 15 minutes is amazing. The victim did not receive any injuries.

Motion to accept the report submitted by the Fire Department for tonight's meeting: Sorrentino/Bielik; no discussion; all ayes.

16. Any Other Reports

a. Report of the Custodian

Motion to accept the report submitted by the Custodian for tonight's meeting: Sorrentino/Bielik; no discussion; all ayes.

b. Report of the Town Nurse

This is a quarterly report and was not required to be submitted for tonight's meeting.

17. Reading of Correspondence

1. One invoice from the Board of Selectmen Clerk was received for the regular meeting on January 12, 2015 in the amount of \$80.00. The invoice from the special meeting on January 13, 2015 was not submitted tonight's and will be included in next month's.

Motion to pay the Clerk's invoice from January 12, 2015 as submitted in the total amount of \$80.00: Sorrentino/Bielik; no discussion, all ayes.

2. A letter from June Chadderton was received the end of January regarding the finalization of the 2014 Net Grand List. The new number working for tax purposes will be \$479,400,938 which is an increase from last year by 0.88%. At the current mil rate and this increase adds up to an increase in revenue of \$136,430.

3. A letter from the Friends of the Library announcing the annual Scrabble Tournament. The Board has been asked to participate this year and D. Sorrentino will ask his wife to be part of the team and will let the Friends know if they will be there.

4. Two letters were received from United Roofing and Sheetmetal regarding the condition of the Beacon Falls Town Hall roof. There are discrepancies in the two letters. One letter indicates that the roofing system has a 10 year manufacturer's guarantee and an approximate installation date of the end of July 1992. The second letter references the Beacon Hall Town Hall high and low roofs with a 15 year manufacturer's guarantee and an approximate installation date of the end of August 1992.

They are requesting from us a survey to assess the condition of the roof at a cost of \$250 for the inspection. C. Bielik noted that this will have to be looked into further due to the discrepancy.

5. A letter from Woodland's Guidance Department was received advising the Board that it's that time of the year to consider if they will or will not be awarding the Melbourne Scholarship. The Treasurer has made the Board aware of the balance in the trust so that they do not go below the required amount of \$10,000. There are 2 separate Melbourne Trusts and somewhere around \$14,000 total left in the trusts. If the Board decides to award the 2 \$1,000 scholarships this year, and next year, then they will be unable to award any further scholarships until the account is regenerated. Action will be postponed at this time.

6. A package of letters from Sam Posick, former resident of Beacon Falls and now of Bethlehem, was dropped off at Town Hall. There is one letter dated January 15, 2015; two that are dated January 22, 2015; one that is dated January 30, 2015; and one is dated February 4, 2015. C. Bielik did not read the letters but asked to have the clerk submit them with the minutes that are sent to the Town Clerk to have them as an official part of the records. A letter was sent to S. Posick back in December 2014. Many of the items in the letters are similar to ones that have already been received in the past. Legal opinion from Atty. Byrne was received due to S. Posick's requests. Nothing has been received from S. Posick indicating if he read the letter from C. Bielik or from Atty. Byrne and his recommendations.

7. A letter from David Dobler, resident of Oxford who lives on Snyder Drive. His property is next door to a Beacon Falls property and he has concerns with the dogs kept at 2 Snyder Drive. C. Bielik informed the Beacon Falls Animal Control Officer as well as Police Lieutenant Rodrigues.

8. A letter from Jack Levine was received regarding his request of the Town Treasurer. C. Bielik read the letter to the Board. J. Levine would like an ordinance stating that the Town Treasurer should reconcile the bank statements. An article was submitted with the letter showing that the Waterbury Republican published an article about the Town of Plymouth's Finance Director being accused of stealing money from the town. J. Levine is noting that there is a lack of controls similar to Plymouth. C. Bielik forwarded copies of the letter to the Boards of Selectmen and Finance. C. Bielik indicated that he would like to discuss this when the entire Boards are present, with a plan of tomorrow night's Board of Finance meeting.

18. Old Business

a. MERF Discussion - Update

There is very little to report at this time. The town's attorney contacted Bill Gronin, the coordinator at the State of CT responsible for the MERF program with municipalities. There was a request of the basis on his ruling and interpretation and where it came from. During the holidays, he advised that it was kicked upstairs to his boss. Every week since then, several times per week, a request for an answer has been asked and there has been no response as of yet. D. Sorrentino asked if Theresa Conroy would be able to help and C. Bielik indicated that she was going to be our next step.

19. New Business

a. Review Parking Ordinances

This is leading towards what can be done about the outstanding parking tickets. Lieutenant Rodrigues is present to help in this discussion.

Lieutenant Rodrigues indicated that are over \$500 worth of parking tickets not paid. He would like to know if car taxes could be attached. C. Bielik noted that he will check with MaryAnn Holloway on the legality and see what other municipalities are doing as well. D. Sorrentino asked about purchasing a boot previously and Lieutenant will look into this. The other issue that Lieutenant brought up was that parking tickets are still \$5.00 and have been that way for the past 10-15 years. C. Bielik suggested that we look at other municipalities and see what they are charging.

b. Proposed BAN – Reissue Schedule – Discussion

A year ago, in March 2014, the town created actual long term debt when they issued some bonds. Some old stuff was rolled together with some new issues that were created and put into bands over the years. Kept separate was a \$1,000,000 band that the town voted on in a referendum to approve for the study of the wastewater treatment plant. This has been kept in a band until a final decision was made on funding and moving forward on the wastewater treatment plant. Since bands are short term notes, this band is now set to expire and a decision has to be made to roll it over or convert it into a bond. C. Bielik suggested that it should be reissued as a band. This is being discussed with Barry Bernabe and others and a schedule is being put together for issuing. On the 4th of March, the band sale will be conducted over the phone since it is a small amount and we may be able to get a competitive interest rate and a lower issuance cost. D. Sorrentino noted that this should be mentioned at the Board of Finance meeting tomorrow night.

c. Tax Sale – 251 and 253 South Main Street Discussion

An email was received from Atty. Byrne at the end of January advising the Board that back in October 2014, the sale included the costs of all of the back taxes that were owed to the town but overlook blight liens totaling \$28,000 approximately for both properties. A state statute indicates that all lien holders are to be provided with notice of the sale within 60 days of the sale. A further letter was received from Atty. Byrne that C. Bielik would like to discuss during litigation later in the meeting.

d. Minibus Update

C. Bielik and T. Broesler have been corresponding with Alicia Gonzalez, a transportation planner for the CT Dept. of Transportation. A meeting is scheduled for Wednesday at 2:30 PM in Newington to discuss the purchase of the mini bus. They will be discussing the preferred vendors to be used to purchase the mini bus.

e. Wolfe Avenue Property – Discussion

Mike Krenesky, caretaker of the property, expressed concerns on the deterioration at last month's meeting. It is reaching the point where it is not safe to use the property for what the town is using the property for, i.e. the bonfire, training, etc. He had a meeting with Jane Montenerio of the CT Trust for Historic Preservation. There is historic preservation technical assistance grant money available for structure. It has to be decided if the property will be taken down or preserved. C. Bielik spoke with Theresa Conroy and Joe Crisco during their office hours that it would be helpful to the town if there was money available from the state to assist in the demolition in a safe manner. One estimate that was received was between \$80,000 to \$100,000 to take it down but there would be additional costs due to mold and asbestos. C. Bielik suggested to T. Conroy and J. Crisco that it would be between \$125,000 to \$140,000. D. Sorrentino suggested to have the Building Inspector take a look at the property and give his opinion.

f. Land Use Ordinance

Rich Minnick, Land Use Stewart, suggested two changes that he would like to see added to the ordinance. There is a line regarding the First Selectman being an ex officio member and referencing any other land use board. R. Minnick's recommendation is that it is not appropriate to talk about other boards in an ordinance that talking about one specific board. The next recommendation is that there is one member and did not allow for alternates in case the primary member could not attend. R. Minnick's proposal is to have a paragraph added stating that allows alternates to be appointed.

Motion to accept the changes as presented to the Land Use Ordinance by Richard Minnick, Land Stewart: Sorrentino/Bielik; no discussion; all ayes.

20. Appointments

There is a Planning & Zoning vacancy on the Land Use Committee. The recommendation for the position is Joseph Fitzpatrick.

Motion to appoint Joe Fitzpatrick to the Planning & Zoning vacancy on the Land Use Committee: Sorrentino/Bielik; no discussion; all ayes.

21. Budget Transfer Requests

There were no budget transfer requests for tonight's meeting.

22. Comments from the Public

Sue Dowdell, 32 Wolfe Avenue, asked about the Nutmeg Network and when it will be coming. C. Bielik indicated that it has stalled. C. Bielik will be going back to the vendor that he had discussion with in the fall 2014. He is targeting April 2015 for completion.

C. Bielik asked three times if there were any further public comments and there were none.

23. Executive Session – If Needed

The Board of Selectmen entered into Executive Session at 8:49 PM and left Executive Session at 9:04 PM. Executive Session is being used to discuss litigation with Oak Drive and with blight lien on the property at 251-253 South Main Street. They will be calling Atty. Fred Stanek by phone for the discussion.

Motion to enter into Executive Session to discuss the Oak Drive litigation and the blight lien at 251-253 South Main Street: Sorrentino/Bielik; no discussion; all ayes.

24. Adjournment

With no further business to discuss, C. Bielik asked for a motion to adjourn tonight's meeting.

Motion to adjourn tonight's Board of Selectmen meeting at 9:04 P.M.: Sorrentino/Bielik no discussion; all ayes.

Respectfully submitted,

Marla Scirpo
Clerk, Board of Selectmen

C 425

To
Board of Selectman

1/15/15
RECEIVED
9:04 AM
JAN 16 2015
Rudolph Beckwith

Chatfield Farms

I appear's that the
discussion by the Board
with the applicant, proves
my point

Public Notices
Not Done or Not Done
Properly

J. Ye

J. M. Pouch

(B)

①

10:30 AM
JAN 22 2015

1/22/15

To Town Clerk ~~Frank Beckwith~~
Town of Beacom Falls Ct

Fax No 203-729-8204

Letter to B of S
and P + Z pertaining
to
Publishing of Public
Notices Before and
after hearings

Copies to
③ B of S
P + Z
New Groover

1/22/15

To Town Clerk
Town of Beacon Falls
Board of Selectman

Subject
Publishing of Public
Notices

It is time for the
Board of Selectman, to

* (Re Boot) *

The Chairman and Clerk
of the P & Z and start
from the beginning.

Start New

any Fact a Board or
Commission or make's a
decision votes in a meeting
State Statutes specifies that

Newspaper with a large circulation
(Even illegal aliens are not.
Exempt)

I have monitored this issue
for many years and it
needs to be corrected

Please find persons that
read, follow state statutes,
not Political, or Financial
Issues

It made many good projects
leave and go to another
Town

Thank You
H M Paich

P.S

Political Manipulation
^{is}
was not to the Focus
Benefit

(Only a Few People)

JLM Pouch

To Town Clerk
1st Selectman
Town of Beese Falls CT

1/30/15

9:17 AM

JAN 30 2015

Spude & Belkitch

Dear Sir's

Subject
public's Notice thrown away
without approval from
State

I am putting you on Notice
that if you do not address
this issue, in some manner
I will have no choice but
to turn the issue to
you for not addressing it
to the Chief State Attorney

Yours

JAM Poick

203-721-5262

1) Town Town Clerk
1st Selectman
Town of Deerfield Falls

2/4/15

9:06 AM
FEB 4 - 2015
Paula Burkwick

(B)

1st Dear Chris

I recommend you get
legal advice from the

Town Attorney on

Restraints of Municipal
Documents

you know that they
were disposed of in
an illegal manner

PS

I have a personal legal
researching the procedure
to take when this
happens

2

2/4/15

Attention

As CEO, & Chief of Police
It appears you are

Obstructing Justice

Thank you
J M Poich

203-721-5262

RECEIVED
FEB 4 - 2015
DEPARTMENT OF TOWN CLERK