

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



**BEACON FALLS BOARD OF SELECTMEN
Monthly Meeting
June 13, 2016
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, Selectman Peter Betkoski, and Selectman Mike Krenesky

Others present: Sue Dowdell, Library Director, Jim Galligan, Town Engineer; Kevin McDuffie and Ed Groth, Planning & Zoning; Atty. Steven Bellis and Joseph Selim, Hop Brook Development; Luke Marshall, Citizens News; and 4 members of the public.

2. Comments from the Public

Doug Bousquet, 20 Cedar Circle, was present tonight to discuss the curbing on Burton Road. D. Bousquet noted that the curbing was broken, areas were crushed from the plows, and should be repaired.

C. Bielik asked three times and there were no further comments from the public at this time.

C. Bielik indicated that he will entertain a motion to change Agenda Item 16 a. under Old Business to new Agenda Item 3 to accommodate the parties in attendance at today meeting.

Motion to change Agenda Item 16 a. Petition to Amend Plan of Conservation Dev. from Hop Brook Development – Discussion & Possible Action under Old Business to new Agenda Item 3: **Krenesky/Betkoski; no discussion; all ayes.**

3. Petition to Amend Plan of Conservation Dev. From Hop Brook Development – Discussion & Possible Action

Atty. Steven Bellis was present on behalf of Hop Brook Development to discuss the petition that he filed to amend the Plan of Conservation and Development. They are asking the Planning & Zoning Commission to take the two pieces of land that are owned by Hop Brook Development and amend the Plan of Conservation to allow those areas to have sewers.

Atty. Bellis introduced Joseph Selim, one of the members of Hop Brook Development, and distributed a packet to the Selectmen. Atty. Bellis noted that when the Plan of Conservation and Development was approved by the Town, the land noted as 002 was marked as “rural” and therefore, no sewers. Atty. Bellis noted some benefits that the town would receive by amending the Plan to allow the sewers on the land. Hop Brook Development is looking to build approximately 100 lots and the tax revenues could be approximately \$1,000,000 if the taxes are \$10,000 per lot.

Joseph Selim noted that they are installing water boosters station since the water pressure is so poor. They are spending a lot of money on Timber Ridge and on Oakwood Lane as well as purchasing the rest of the property. J. Selim indicated that they would like to work with the town to connect the sewers to Chatfield Farms. J. Selim mentioned that Chatfield Farms has a private sewer pump station designed to handle more properties which could include the ones on Hop Brook’s property. J. Selim also mentioned that the town is in jeopardy of losing state funding.

J Selim indicated that the expense of constructing roads is extremely expensive and the margins are not there to put big homes on 2-acre lots with septic systems. J. Selim also indicated that people are not spending \$500,000 to \$600,000 on homes any more. People want more affordable homes costing between \$350,000 to \$375,000 with less maintenance and more services – gas, sewer, water.

After a brief explanation of the benefits to amend the Plan, M. Krenesky asked what are Atty. Bellis and J. Selim asking the Selectmen tonight. Atty. Bellis indicated that they are requesting that the Selectmen recommend to the Planning & Zoning Commission to amend the Plan of Conservation and Development to allow Hop Brook Development to connect sewers to Chatfield Farms.

C. Bielik noted that his concern is that much time, money, effort, and thought was spent on developing the current Plan of Conservation and Development. The Plan was approved in April of 2013, only a few years old. The process began in 2007 or 2008 and was developed with that particular parcel of land designed as “rural”. C. Bielik also noted that the plans are good for 10 years, a new one not needed until 2023 and the review process would begin in 2021.

C. Bielik indicated that an issue he has is that if it was a good idea to have sewers for this parcel of land, then it would have been put into the Plan at that time. After a brief discussion by the Selectmen, C. Bielik indicated that the vote from the May 2016 Board of Selectmen meeting indicating that the Selectmen will not endorse and this vote stands and let this proceed to Planning & Zoning to go through the steps.

C. Bielik indicated that he will entertain a motion to change Agenda Item 16 b. and Agenda Item 16c. under Old Business to new Agenda Item 4 and 5 to accommodate the parties in attendance at today meeting.

Motion to change Agenda Item 16 b. Burton Road, Noe Place, Highland Avenue – Road Repair – Update from Town Engineer to new Agenda Item 4, and Agenda Item 16 c. Beacon Street Repair Project Funding – Update from Town Engineer to new Agenda Item 5: **Betkoski/Krenesky; no discussion; all ayes.**

4. Burton Road, Noe Place, Highland Avenue – Road Repairs – Update from Town Engineer

Jim Galligan distributed a Construction Schedule and a Cost Tracking Summary to the Selectmen in regards to Noe Place, Highland Avenue, and Burton Road. J. Galligan indicated that Noe Place is essentially complete. There are a few remaining items and should be completed by the first week in July 2016.

J. Galligan indicated that in regards to Highland Avenue, Aquarion Water is installing a new watermain and service lateral connections for the full length. Aquarion Water estimates that their work will be completed in 10 to 12 weeks. Cocchiola Construction is ready to start their work between Division Street and Burton Road as soon as Aquarion energizes their system within those limits. Nafis & Young estimates the Site Contractor to start right after the 4th of July holiday. Eversource is working on the schedule for relocation of the poles and services for this section of the road. Once the schedule is received from Eversource, it will be forwarded to the Selectmen. The sidewalk on the west side of Highland Avenue between Burton Road and Division Street will be installed once the existing poles are removed.

J. Galligan indicated that in regards to the reconstruction of Burton Road, the work specific to drainage, underdrains, catch basin tops, curbing, and the up gradient aprons is complete. The deteriorated concrete curbing at the Beacon Mill Village entrance will be completed this week. Aprons on the down gradient side of Burton Road will be completed as needed after overlay pavement is installed.

M. Krenesky noted the collapsing of the sidewalk on Burton Road, just south of Wolfe Avenue, as you go around the wall. It appears as if it may, at some time, end up in the brook. C. Bielik indicated that he will ask Rob Pruzinsky for a report.

J. Galligan reviewed the Road Reconstruction Program Cost Tracking Summary. At the current time, the total projected cost including the projected Engineering/Inspection cost is \$1,905,000.

5. Beacon Street Repair Project Funding – Update from Town Engineer

J. Galligan distributed a Construction Cost Estimate for the reconstruction of Beacon Street. The total cost estimate is approximately \$20,000 less than what was applied for from the grant.

After a brief discussion, C. Bielik indicated that he would entertain a motion to authorize up to and not to exceed \$120,000 for the reconstruction of Beacon Street.

Motion to authorize up to and not to exceed \$120,000 for the reconstruction of Beacon Street which would include all upfront and in-process soft costs and construction costs associated with the Beacon Street repair: **Krenesky/Betkoski**; no discussion; all ayes.

C. Bielik indicated that he will entertain a motion to change Agenda Item 17 a. under New Business to new Agenda Item 6 to accommodate the parties in attendance at today meeting.

Motion to change Agenda Item 17 a. Road Ordinance – Revision – Discussion & Possible Action under New Business to new Agenda Item 6: **Betkoski/Krenesky**; no discussion; all ayes.

6. Road Ordinances – Revision – Discussion & Possible Action

C. Bielik noted that there has been concerns by the developers regarding the strict requirements to finish roads prior to CO being authorized. It appears that the process may be misaligned.

K. McDuffie indicated that there are Planning & Zoning rules and there is a Town Ordinance, and this two differ. K. McDuffie noted that if the roads are completed prior to the houses being built, the cement trucks, excavators, and dump trucks are driving over the new roads and damage is done by the trucks.

C. Bielik indicated that the town attorney prepared a recommendation of language as a starting point in regards to revising the ordinance. C. Bielik read the recommendation to redraft Section 9.10 of the Road Ordinance.

After a brief discussion, J. Galligan indicated that he believes that there should be some additional phrases that should be added. C. Bielik noted that it appears that we are 90% there with the language and some additional language to be added. C. Bielik asked for J. Galligan to give some recommendation as to that additional language. C. Bielik will take those recommendations and have the attorney review it. A special Board of Selectmen meeting may need to be scheduled in order to have the Selectmen start the process of revising the Road Ordinance.

C. Bielik indicated that he will entertain a motion to add as new Agenda Item 7 to accommodate the parties in attendance at today meeting.

Motion to add as new Agenda Item 7 Storm Drain Issues on Oak Drive – Discussion to tonight's agenda: **Krenesky/Betkoski; no discussion; all ayes.**

7. Storm Drain Issues on Oak Drive – Discussion

Dave Anelli, 17 Oak Drive, was present at tonight's meeting to discuss storm drain issues on Oak Drive. D. Anelli indicated that three storm drains above his house are to be cleaned that were filed in back in the 1990's by the owner of the road. These storm drains are to be opened and would drain onto his property. D. Anelli mentioned that, to his knowledge, there is no easement and no Engineer study or plan.

J. Galligan noted that the cleaning of the drains was mandated by the courts and there is no choice in doing this. He indicated that the situation is called easement by prescription and the town does not have a lot of options based on the court-order.

After a brief discussion, C. Bielik noted that the town of Beacon Falls must comply with the court order that is in place. C. Bielik indicated that the situation was looked at but the work has not started yet. C. Bielik also noted that we do not know what will happen when the catch basins are cleaned. P. Betkoski mentioned that Inland Wetlands may need to be contacted and maps reviewed. P. Betkoski noted that there may be wetlands on D. Anelli's property and Inland Wetlands need to review the maps and property.

D. Anelli asked for J. Galligan to meet with him to look at the damage and P. Betkoski indicated that the Chairman of Inland Wetlands and the Wetland Enforcement Officer should be present as well.

After further discussion, C. Bielik indicated that they have some homework to do and will be asking for some opinions to be weighed in on the situation. C. Bielik suggested for D. Anelli to attend the next Inland Wetlands meeting in July.

8. Read and Approve Minutes from Previous Meeting

The three members reviewed the five meeting minutes – regular meeting on May 9, 2016; Joint Board of Selectmen/Board of Finance meeting on May 12, 2016; special Town Meeting on May 26, 2016; Joint Board of Selectmen/Board of Finance meeting on May 26, 2016; and special Town Meeting on June 8, 2016.

Motion to accept the minutes from the five meetings as noted above:
Krenesky/Betkoski; no discussion; all ayes.

9. Resident Trooper/Police Report

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

10. Wastewater Treatment Plant Report

Motion to accept the reports from April 2016 and from May 2016 as submitted by the Wastewater Treatment Plan for tonight's meeting: **Krenesky/Betkoski; no discussion; all ayes.**

11. Report of Public Works

There was no report from Public Works submitted for tonight's meeting.

12. Report of the Fire Marshal

Motion to accept the report as submitted by the Fire Marshall for tonight's meeting:
Betkoski/Krenesky; no further discussion; all ayes.

13. Report of the Finance Manager

The Finance Manager was not present at tonight's meeting.

Motion to accept the report as submitted by the Finance Manager for tonight's meeting and forward to the Board of Finance for their next scheduled meeting:
Krenesky/Betkoski; no discussion; all ayes.

14. Report of the Tax Collector

Motion to accept the report as submitted by the Tax Collector for tonight's meeting and forward to the Board of Finance for their next scheduled meeting:

Betkoski/Krenesky; no discussion; all ayes.

C. Bielik noted that he had a meeting with the Tax Collector today and she presented a rough report on the remaining outstanding back taxes. The Tax Collector broke the report into Real Estate, Motor Vehicle, Motor Vehicle Supplement, Personal Property, Sewer & Water Connections. With the exclusion of the Sewer & Water Connections, the amount of the back taxes on the books is approximately \$1.7 million. C. Bielik reminded everyone that when the current Tax Collector assumed the position about 2 ½ years old, the amount of the back taxes was \$2.8 million.

15. Report of the Town Treasurer

The Town Treasurer was not present at tonight's meeting.

Motions to accept the monthly report as submitted by the Town Treasurer for tonight's meeting and forward to the Board of Finance for their next scheduled meeting: **Krenesky/Betkoski; discussion by C. Bielik indicated that the issue with getting the Ion Bank situation cleared up within the next couple of days and then setting up a time at one of the branches; all ayes.**

16. Report of the Town Clerk

Motions to accept the monthly report as submitted by the Town Clerk for tonight's meeting and forward to the Board of Finance for their next scheduled meeting:

Krenesky/Betkoski; no discussion; all ayes.

17. Report of the Library

The Library Director was present at tonight's meeting.

S. Dowdell indicated the 3rd robotics session was really fun and did it as competition type of session. S. Dowdell noted that they are exploring with one of the parents and doing a team next year. An expansion kit would be needed.

Motion to accept the report as submitted by the Library for tonight's meeting:

Betkoski/Krenesky; no discussion; all ayes.

18. Report of the Fire Department

Chief Jim Trzaski was not present at tonight's meeting.

Motion to accept the report as submitted by the Fire Department for tonight's meeting: **Krenesky/Betkoski**; discussion was by C. Bielik noting the live burn demonstration at Woodland High School as the senior project for Taylor Docimo; all ayes.

19. Any Other Reports

a. Report of the Custodian

Motions to accept the report as submitted by the Custodian for tonight's meeting: **Betkoski/Krenesky**; no discussion; all ayes.

b. Report of the Town Nurse

There was no report submitted by the Town Nurse for tonight's meeting. The next report is not due until June 30, 2016.

c. Report of the Animal Control Officer

Motions to accept the reports from March 2016 and April 2016 as submitted by the Animal Control Officer for tonight's meeting: **Krenesky/Betkoski**; discussion was by M. Krenesky noting that every call should be indicated on the report; all ayes.

20. Correspondence

1. There were four invoices from the clerk submitted: one from May 9, 2016 for \$76.25; one from May 26, 2016 for \$42.50; one from May 26, 2016 for \$53.75; and one from June 8, 2016 for \$50.00 for a total of \$222.50.

Motion to approve and pay the four invoices from the clerk for the total amount of \$222.50: **Krenesky/Betkoski**; no discussion; all ayes.

2. A tax refund request was received to refund the overpayment of \$65.13 to Jason Seaman, 16 Lasky Road.

Motion to refund \$65.13 to Jason Seaman, 16 Lasky Road, due to an overpayment made: **Betkoski/Krenesky**; no discussion; all ayes.

3. An email was received Friday from Jess DeGennaro indicating that she will be resigning from the Parks & Rec Board and from the Library Board of Trustees due to her new position as a full-time teacher at Woodland Regional High School. The date of the resignation will be effective July 1, 2016.

Motion to accept with great regret the resignation of Jess DeGennaro from the Library Board of Trustees and from the Parks & Rec Board:

Krenesky/Betkoski; no discussion; all ayes.

4. On 05/17/2016, a letter was received from the Chairman of the Library Board of Trustees indicating that at a special meeting held on 05/17/2016. They voted for formally request that the Board of Selectmen convene a Building Committee for a Joint Library/Community Center to be built on the town-owned property at 35 Wolfe Avenue.
5. A letter from the Assessor and Tax Collector recognizes that Cindy Bernardini, a new hire, has successfully completed her probation period and would recommend her hire as a permanent employee.
6. A notice from Region 16 was received regarding the ribbon-cutting ceremony for the new Region 16 District Office. It will be this Saturday, 06/18/2016, at 10:00 AM.
7. A letter from the CEO of Project Purple inquiring on the availability for establishing a crosswalk in front of the Post Office to the other side, to where Subway and Project Purple is located. This request has been withdrawn and a new one in a different location may be submitted.
8. A letter from the CT DOT was received notifying the town of the final report on the Streetscape Project. Based on the report, the town of Beacon Falls owes a balance of \$7,410.36 for state municipal construction inspection costs minus a credit of \$1,504.92 equaling a total cost owed by the town of \$5,905.44.

21. Old Business

a. Wolfe Avenue Property Designation - Discussion

C. Bielik mentioned that Jerry Smith had put together a committee but there is a question of it being official. C. Bielik has a list of the names on the committee and included seven names and one alternate. In 2012, the Board of Selectmen suspended this Board. C. Bielik noted that some of the names on the list have been contacted to see if they are still interested.

22. New Business

a. Community Center Building Committee - Discussion

C. Bielik indicated that Doug Bousquet and Ed Groth are still interested. Sue Dowdell is unable to be a member but will act as a ex officio member. After a brief discussion, the Selectmen will contact people that they feel may be interested and will bring a list of candidates to the next Board of Selectmen meeting. The thought is to have about 7 people on the committee.

b. Public Works Garage – Lighting Analysis – Possible Action

A copy of the lighting analysis with two proposals was received from Rick Cherhoniak and distributed to the Selectmen.

Proposal 1 is for 80 W High Bay fixtures @ \$95 each and labor at \$35.00 per fixture. The savings per year would be \$1185.60 - \$748.80 (cost per year) = \$436.80 and the ROI would be \$1560.00/\$436.80 = 3.57 years.

Proposal 2 is for replacing existing tubes with 12W 140lm/w LED Plug and Play tubes @ \$7.95 per tube (after rebate). The savings per year would be \$1185.60 - \$449.28 (cost per year) = \$736.32 and the ROI would be \$716.00/\$736.32 = .97 years.

After a brief review and discussion of the proposal, C. Bielik indicated that he will entertain a motion to accept Proposal 2 on the lighting analysis.

Motion to accept Proposal 2 on the lighting analysis as submitted by Rick Cherhoniak: **Betkoski/Krenesky; no discussion; all ayes.**

M. Krenesky indicated that he would like to add two new agenda items under New Business. Both agenda items are pertaining to two ordinances that M. Krenesky that he would like to bring forward. M. Krenesky distributed copies of his proposed ordinances.

C. Bielik indicated that he will entertain a motion to add new Agenda Item 22c. Ordinance Related to Taxes/Issuance of Permits – Discussion to tonight's agenda.

Motion to add under New Business, Agenda Item 22c. Ordinance Related to Taxes/Issuance of Permits – Discussion: **Betkoski/Krenesky; no discussion; all ayes.**

C. Bielik indicated that he will entertain a motion to add new Agenda Item 22d. New Ordinance Proposal for the Compensation of Elected or Appointed Officials to Boards, Commissions, or Committees – Discussion to tonight's agenda.

Motion to add under New Business, Agenda Item 22d. New Ordinance Proposal for the Compensation of Elected or Appointed Officials to Boards, Commissions, or Committees – Discussion: **Betkoski/Krenesky; no discussion; all ayes.**

c. Ordinance Related to Taxes/Issuance of Permits – Discussion

M. Krenesky indicated that the ordinance has been on the books since 2007 and a revision was made in 2008 in an attempt to tighten the ordinance.

The ordinance is as follows:

No taxpayer in the Town of Beacon Falls will be issued a Building, Septic Installation, or Water Hook-up permit, if any outstanding taxes are owed by them to the Town of Beacon Falls, whether it be Real Estate or Person Property, and whether it be in their individual name or a company name.

M. Krenesky is proposing that the ordinance is revised as follows:

No individual or business entity, primary contractor or sub-contractor, who is a taxpayer on the tax roll in the Town of Beacon Falls:

- (a) Will be issued a Building, Septic Installation, or Water Hook-up permit;**
- (b) Will be considered as a bidder for, awarded contract for, any Town issued/authorized project as a primary contractor or sub-contractor to a primary contractor;**

If any outstanding taxes, fees, or fines are owed by the individual or business entity, primary contractor or sub-contractor to the Town of Beacon Falls, whether it be Real Estate or Personal Property taxes, and whether it be in their individual name or a company name.

P. Betkoski asked how does an ordinance get changed. M. Krenesky indicated that the proposed change gets submitted to the Board of Selectmen, who then passes it along for legal review, then ends up at a public hearing, and then a town meeting for a vote. C. Bielik noted that it is presented to the Selectmen for review only and no support/denial is given. The Selectmen just passes it along to the attorneys for legality.

d. New Ordinance Proposal for the Compensation of Elected or Appointed Officials to Boards, Commissions, or Committees

M. Krenesky is proposing a new ordinance as follows:

Any elected or appointed official to a board, commission, or committee in the Town of Beacon Falls to which the position/role is identified as receiving compensation in the form of stipend or salary or other form of compensation under Town policy or ordinance shall not:

- (a) Receive monetary compensation in the form of stipend or salary;**
- (b) Receive special tax allowances;**
- (c) Receive in-kind compensation;**

if any outstanding taxes, fees, or fines are owed by the elected or appointed official to the Town of Beacon Falls whether it be Real Estate, Personal Property, or Motor Vehicle taxes, and whether such Real Estate or Personal Property, or Motor Vehicle be in their individual name or a company name. This ordinance will remain in force until all outstanding taxes, fees, or fines owed by the elected or appointed official to the Town of Beacon Falls, are paid in full.

C. Bielik indicated that he will pass this along to the Town Attorney for review.

23. Appointments

a. Economic Development Commission

Bob Bradley and Ed Korzon terms with the Economic Development Commission expired in May 2016 and would like to be reappointed to the Commission.

Motion to reappoint Bob Bradley and Ed Korzon to the Economic Development Commission: Krenesky/Betkoski; no discussion; all ayes.

24. Budget Transfer Requests

There were two budget transfer requests to be voted on and brought to the Board of Finance's next meeting.

Motion to approve the budget transfer request from the Conservation Commission as follows and pass it along to the Board of Finance:

1. From Wages, Clerk – Line Item 10.90.24.1041 in the amount of \$487.25 – to Land Acquisition – Line Item 10.90.24.1806 – in the amount of \$487.25

Betkoski/Krenesky; no discussion; all ayes.

Motion to approve the budget transfer request from the Library as follows and pass it along to the Board of Finance:

1. From Clerk – Line Item 10.90.69.1040 in the amount of \$125.00 – to Wages, Part Time – Line Item 10.90.69.1019 – in the amount of \$125.00

Krenesky/Betkoski; no discussion; all ayes

25. Comments from the Public

S. Dowdell, 32 Wolfe Avenue, informed the Selectmen of the Ziti Dinner being held on Wednesday, June 22, 2016, at the Crystal Room for the Gruner Family. The fundraiser is to help the surviving wife and three children.

The Friends of the Library will have a table at the fireworks for Family Day.

The sidewalk and stairs on Wolfe Avenue is closed off and is a concern since she had to walk in the road coming home one night. The homeowner has closed off the sidewalk and stairs due to safety concerns. C. Bielik indicated that he will have someone from the Town talk to the homeowners.

S. Dowdell would like to have the Selectmen consider making the two spaces when you pull into Town Hall as “short term parking”. Many of the library patrons who would like to drop off books or pick up a book, can park in one of two spaces. People are parking there for long term and it would be nice to designate for 30 minutes or less during town hall operating hours.

C. Bielik asked three times and there were no further comments from the public at this time.

26. Executive Session

The Board of Selectmen did not enter into Executive Session at tonight’s meeting.

27. 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 10:23 P.M.:
Betkoski/Krenesky; no discussion; all ayes.

Respectfully submitted,

Marla Scirpo
Clerk, Board of Selectmen

DRAFT