

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



**BEACON FALLS BOARD OF SELECTMEN  
Joint Land Use Workshop Minutes  
October 30, 2017  
(Subject to Revision)**

**1. Call to Order/ Pledge to the Flag**

Joe Rodorigo called the workshop to order at 7:00 PM.

Board of Selectmen Members Present: Selectman Peter Betkoski (arrived at 7:25 PM)

Not Present: First Selectman Chris Bielik and Selectman Mike Krenesky

Others Present: Joe Rodorigo, Board of Finance; Jeremy Rodorigo, EDC; Walter Opuszynski, Inland Wetlands; Dave Pokras, Economic Development Commission; Bob Doiron, Zoning Board of Appeals; Dave Keating, Wetlands Enforcement Officer; Mike Mormile, Zoning Enforcement Officer; and Sadie Colcord, CT Economic Resource Center

**2. Introduction of New EDC Consultant**

J. Rodorigo introduced the new EDC Consultant – Sadie Colcord to the members present and indicated that the purpose of the meeting is to have an open discussion about land use applications, coordinating the different boards that commercial businesses would need to talk with if interested in coming to Beacon Falls. J. Rodorigo asked the members to introduce themselves to S. Colcord.

**3. Discussion on Coordination of Land Use Application and Approval Process**

J. Rodorigo indicated that currently, an interested businessperson would be given an application and the goal is to streamline the process from idea to approval/non-approval. A proposal would be presented to S. Colcord and she would let the person know the steps that must be taken from the time of application to the time of approval/non-approval. J. Rodorigo noted that a plan needs to be established with a form that goes to each board & commission, and the process is more streamlined.

The members if the difference boards and commission discussed the current way of proposing a new business to Beacon Falls and the difficulties that come up in discussions. After a brief discussion, B. Doiron mentioned that zoning regulations should be satisfied prior to getting a building permit. J. Rodorigo noted that he would like all the commercial, industrial, and retail properties identified and who owns them; then what is available could be identified. By knowing the properties in town and what the new businessperson is looking for, then they could be told what the zoning regulations are for that area, what utilities are available, etc.

After a brief discussion the members agreed that the first step is identification/communication. J. Rodorigo noted that getting to the second step needs to be discussed and established so the time is more like an express pass, less time in getting through all the steps. J. Rodorigo mentioned that the next piece would be Marketing.

S. Colcord indicated that she will be contacting the different boards and commission, and visiting them at the next scheduled meetings. W. Opuszynski asked if she will be reviewing the current regulations and applications and S. Colcord indicated that she is going through them. W. Opuszynski also noted that there are problems with as-builts and it holds up many processes. J. Rodorigo asked what are other problems that hold up the process. The members agree that meetings and having a quorum can be a problem sometimes, but not very often. Applications not being complete by the applicant is another problem that is seen.

J. Rodorigo indicated that S. Colcord will be given a cell phone so she will be able to be contacted easily. S. Colcord's information will also be on the website so potential business will know who to contact.

#### **4. Adjournment**

With no further discussion, Joe Rodorigo closed the workshop at 7:47 PM.

Respectfully submitted,

Marla Scirpo  
Clerk, Board of Selectmen