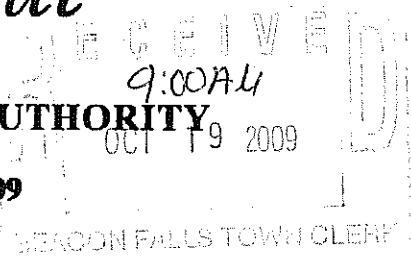


TOWN of BEACON FALLS
Connecticut

WATER POLLUTION CONTROL AUTHORITY

REGULAR MEETING MINUTES, OCTOBER 13, 2009



I. Call to Order

Chairman Smith called the meeting to order at 7:31 p.m.

Present: Chairman Jeffrey Smith, Commissioners: Richard Komar, James Weed, Robert Pruzinsky and David Finn

Absent: Commissioner Charles Edwards.

Also Present: Brian Fitzpatrick – Treatment Plant Manager, Jim Galligan, Town Engineer, Jim Martin, Monty Blakeman, Darin Overton and Anthony Silano.

Comments from the Public – none

Minutes

Regular Meeting Minutes of August 2009

Motion was made by Commissioner Pruzinsky and seconded by Commissioner Weed to table the minutes to the end of the meeting.

Discussion: None Vote: 5 in favor Abstained: 0 Opposed: 0

New Applications

Motion was made by Commissioner Pruzinsky and seconded by Commissioner Weed to add MJ&J Properties to the agenda.

Discussion: None Vote: 5 in favor Abstained: 0 Opposed: 0

Old Business

Region 16 High School

Chairman Smith stated there is nothing to report. This matter will be kept on the agenda.

Chatfield Farms/Wyndham Homes Age Restricted Housing – Skokorat Road

Jim Galligan, Town Engineer noted that sewer work is almost completed in Phases 1 and 2. This matter will be kept on the agenda.

Chatfield Farms II

An application has been received. A letter was also submitted requesting that this area be included in the sewer service map to be developed. Currently, nothing has changed with the State of Connecticut. Mr. Silano explained that the Water Company will not allow

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septic in this area of the proposed project. Chairman Smith stated he is concerned regarding future State funding for the Town of Beacon Falls. Chairman Smith explained there some matters which need to be looked at concerning this project.

Motion was made by Chairman Smith and seconded by Commissioner Weed to table this matter to next month.

Discussion: None Vote: 5 in favor Abstained: 0 Opposed: 0

Beacon View Village/Frontage Road - MJ&J Properties

Atty. Chris Smith of Shipman & Goodwin represented the applicant. A letter has been received requesting that this project be included in the Sewer Service area. The project is a mixed use development – commercial, retail and residential. Mr. Monty Blakeman and Jim Martin were also at the meeting. There is a proposed land exchange with the Town of Beacon Falls. A Public Meeting was held and received 70% support (Exhibit A1). A copy of the Preliminary Demand Analysis, CT Rte. 8 and Rte. 42, Beacon Falls, CT. Also a copy of the Conceptual Plan for Beacon View Village, A Lifestyle Center Community for Real Property Located on Rte. 42, Beacon Falls, CT – October 13, 2009. Atty. Smith discussed the land exchange. The property abuts open space currently owned by the Town of Beacon Falls. All boards must give approvals for the required land exchange. There will be approximately 430,000 square feet of commercial office and retail use and approximately 308 residential dwellings. A preliminary impact analysis was done based on the conceptual plan which was submitted the public meeting and the Board of Selectmen.

The properties are being considered by the Town for a Home Connecticut Incentive Zoning District permitting certain densities and a requirement that a certain percentage have affordable housing (20% of the total dwellings).

Atty. Smith stated that Jim Galligan, Town Engineer will be performing an analysis relative to the siphon crossing at the river. A preliminary analysis was done by Milone and MacBroom. The north area was not included in the preliminary analysis. Jim Galligan, Town Engineer will review the maps and computations for next month's meeting.

O&G – Truck Wash

Chairman Smith stated that the catch basin was started. There was a concern of flooding. The water will be recycle and not go into the sewer system. Chairman Smith will discuss with Ken Faroni. This matter will be kept on the agenda.

Industrial Park – Lancaster Drive, J. Martin

Chairman Smith will discuss with the new Building Inspector. This matter will be kept on the agenda.

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Sewer Extension – Lasky Road/Patricia Terrace/Dolly Drive

Jim Galligan, Town Engineer stated this matter has been put into the stimulus program.

Rice Lane/Theresa Street Sewer Extension

The sewer extension will be done within the next two weeks. The homeowner is paying for the extension and the lateral to her property. This matter will be kept on the agenda.

Sewer Service Area Map

This matter was tabled to next month's meeting.

New Business – none

Budget and Payment of Bills

Nafis & Young \$616.25

Motion was made by Commissioner Komar and seconded by Commissioner Weed to authorize the payment of the bill.

Discussion: None Vote: 5 in favor Abstained: 0 Opposed: 0

M. Kempa - \$65.00

Motion was made by Commissioner Komar and seconded by Commissioner Weed to authorize the payment of the bill.

Discussion: None Vote: 5 in favor Abstained: 0 Opposed: 0

Correspondence

Planning Commission Meeting Minutes have been received.

Wastewater Treatment Plant Reports for August & September

Minutes

Motion was made by Commissioner Weed and seconded by Commissioner Pruzinsky to approve the meeting minutes of August.

Discussion: None Vote: 5 in favor Abstained: 0 Opposed: 0

Petitions from Commissioners – none

Executive Session – none

Motion was made by Chairman Smith and seconded by Commissioner Weed to adjourn the meeting at 8:15 p.m.

Maryann Kempa
Maryann Kempa, Clerk

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