

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



**BEACON FALLS BOARD OF SELECTMEN
Monthly Meeting
January 10, 2022
MINUTES
(Subject to Revision)**

1. Call to Order / Pledge of Allegiance

Selectman Gerard Smith called the meeting to order at 7:04 P.M.

Members Present: Gerard Smith (GS), Mike Krenesky (MK), Peter Betkoski (PB)

Others Present: 5 members of the public

2. Read & Approval Minutes from Previous Meetings

Motion made to approve Minutes from BOS Monthly Meeting held on 12.13.2021 and the Minutes from BOS Special Meeting held on 12.15.2021, MK/PB, all ayes.

3. Budget Transfers – GS – two transfers for \$19,999 to take down the Tracy Lewis house. We needed another \$15,000 but incase we had overage we did the \$19,999 from contingency. The second transfer is from Private Duty Fund. We were going to trade pistols in, and they were going to get price for trade. Officers are going to buy them back. We will get a check from them and some of that will be replenished.

Motion to approve the two transfers and forward off to BOF for their approval, PB/MK, all ayes.

4. Comments from the Public

Joann Delenick – 243 Bethany Road - As a resident of Beacon Falls, I intend to oppose NVRDC Challenge Grant application NVRDC-SBF LLC TOD. This project intends to remove the Beacon Falls train station from its current location in downtown Beacon Falls. Money from the grant is to provide funding for the construction of a new backbone road for a 220 acre “mixed use” development on land already zoned for industrial and commercial use. I believe there is better use for this money than to leverage a purported 500M private investment.

5. Resident Trooper/Police Report

Motion to approve Resident Trooper report as presented - MK/PB – for discussion, all ayes.

6. Wastewater Treatment Plant Report.

Motion to approve Wastewater Treatment Plant report as presented – PB/MK, all ayes.

GS – Tom is back.

7. Report of Public Works

Motion to approve Public Works report as presented, MK/PB, all ayes. GS – the guys did an excellent job with both recent storms. We monitor and get reports from the State, and everyone was caught off guard by the ice storm. PB – I agree.

8. Report of the Fire Marshal

Motion to approve November and December reports as presented, PB/MK, all ayes.

9. Report of the Finance Manager

Motion to approve and forward the report to the BOF for discussion at monthly meeting – MK/PB, all ayes.

10. Report of the Tax Collector

Motion to approve and forward report to BOF for discussion at monthly meeting – MK/PB, all ayes.

11. Report of the Town Treasurer

Motion to approve the Treasurer report and forward to the BOF for discussion at monthly meeting – PB/MK, all ayes.

12. Report of the Town Clerk

Motion to approve and forward report to BOF for discussion at monthly meeting – MK/PB, all ayes. MK – I want to thank Len for all he has done as our Elected Town Clerk.

13. Report from Economic Development – no report provided.

14. Report of the Library

Motion to approve and forward report to BOF for discussion at monthly meeting – MK/PB, all ayes. MK – another great month with their programs. Unfortunately, with the recent COVID surge we have had to cancel programs for January. Hopefully in February we can open things back up again.

15. Report of the Fire Department

Motion to approve the Fire Department reports for November and December as presented, MK/PB, all ayes.

16. Any other reports

a. Report of the Custodian – no report provided

b. Report of the Town Nurse – (Quarterly) Motion to approve the Town Nurse report as presented, PB/MK, all ayes.

c. Report of the Animal Control Officer –GS –motion to approve the December report as presented, MK/PB, all ayes. MK – for discussion, this report is always a work in progress. PB -yes, it is better than it usually is. GS -

d. BOE Report – No report provided.

17. Reading of Correspondence & Payment of Invoices

a. GS – letter from James Woodward, regarding the Tracy Lewis house. Letter read into the record. We will send them a letter thanking them and keep them in mind for future Library expansion efforts.

b. GS – letter from former Park Ranger Al to the Park & Recreation Chair/Vice Chair and myself regarding the Park Ranger position. We have had many discussions regarding this, and the Park & Recreation Commission elected to not move forward with pursuing the Ranger position at this time. This is a letter in favor of it.

c. GS – letter asking the Board to consider alternative means for calculating the application fees for the Solar Array on Lopus Road. I think this needs more discussion before we act. I want to get the pros and cons and obtain further information. I am not saying no, I am just not looking to reduce the fee tonight. MK – I am in full agreement of that. I would like to see what others in the State have done regarding fees. PB – I agree and am ok with that. GS – if it will slow them down, we can hold a special meeting. We will not hold them up.

d. GS – thank you cards for flower arrangements for the passing of Gabe and for Maureen.

e. MK – I reached out to Erin Fink with the State Preservation Office. We were supposed to have a call today to discuss the nomination package for the State Registrar of Historic places for Matthies and High Rock. That call got delayed, we are having a call tomorrow.

18. Old Business

a. NVCOG Hazard Mitigation Plan Presentation – GS – Peter did you have a chance to get through it? PB – I did, I am ok with it and do not really have any questions. GS –

all we need to do is vote to approve it. **Motion to approve the Hazard Mitigation Plan for Beacon Falls as presented, PB/MK, all ayes.**

- b. **O&G Data Center** – GS – I have been playing telephone tag with Bill. It is still moving forward, and I am sure there will be much more to talk about now that the holidays are over.
- c. **Haynes Development** -GS – joint meeting held with BOS and Planning and Zoning and in theory it was to approve that what we have heard would be of benefit to Beacon Falls. Nothing has happened on that since then.
- d. **Oak Drive**- GS – we sent out Hold Harmless agreements and we have received only 1 back. We cannot make them sign it. We did plow, sand and salt but if repairs are not made, we cannot put our equipment in jeopardy plowing that road.
- e. **Rimmon School House** – MK – I had some conversations with DOT about property conveyance. I stated that the Town may be taking a different track and I have not heard back since then. They sent us updated diagrams of maps for the parcel on North Main St. After review and challenges with the utilities, this site is not going to be conducive to placing the schoolhouse on. We have had some side conversations about other sites for the house. The Town owns property along Riverbend Park and there are concerns about flooding in that area. It was brought up that we look at Matthies Park. The pines as you drive into the park on the right side have dying trees and that may be a potential area identified several years ago. There was push back from Park & Rec due to concerns of vandalism. It keeps the schoolhouse close to Rimmon Hill which to me has some merits. The last location brought up and have not seriously discussed was the Wolfe Ave property. At this point, we have not told the State we are not interested in the Main St. property. PB – if we do not move the schoolhouse can we still accept the property? MK – no, the agreement states if we do not place the house there it reverts to the State. GS – its cost prohibited to put it there. PB – how do we move ahead? GS – right now, all three sites require research to determine the best. Right now, we have the plans to systematically take it down and need to do so.

19. New Business

a. Appointments & Reappointments

- **Brownsfields Commission** – Motion made to appoint Selectman Krenesky to the Brownsfield Commission – GS/PB, all ayes, MK abstained.
- **Service Award Committee** – Motion made to reappoint all members of the Service Award Committee that expire on 2.7.2022, PB/MK, all ayes.
- **Planning & Zoning** – GS – Cody Brennan did step down, letter of interest from Jon Conte. Motion to appoint Jon Conte to fill vacancy on Planning & Zoning Commission, MK/PB, all ayes.

b. Tax Refunds – Motion made to approve two tax refunds in the amount of \$64.94, MK/PB, all ayes.

- c. **Beacon Falls ITB 20-6: 35-37 Wolfe Avenue Abatement, Selective Demolition, Reclamation, Remediation & Debris Removal** – GS – We have a blight complaint and need to get this down, we are taking the property down, but the Carriage House will come down later. The total to remove with us providing backfill is \$87,530. MK – read letter into the record (attached). MK- I move that the Board of Selectmen approve and authorize the 1st Selectman to sign and award a contract known as Beacon Falls ITB 20-6: 35-37 Wolfe Avenue Abatement, Selective Demolition, Reclamation, Remediation & Debris Removal to National Excavating & Wrecking Services (a.k.a. NEWS LLC, in the amount of \$87,530.00, seconded by PB, all ayes. GS – Demolition to start weather permitting in the next 30 days. They are ready to go.

20. **Executive Session** – none needed

21. **Adjournment**

Motion to adjourn at 7:49 P.M. PB/MK, all ayes.

Respectfully submitted,

Kerry McAndrew

First Selectman's Office Administrator/Clerk

James W. Woodward
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11 Wolfe Avenue
Beacon Falls, CT 06403
December 24, 2021

Board of Selectmen
10 Maple Avenue
Beacon Falls, CT 06403

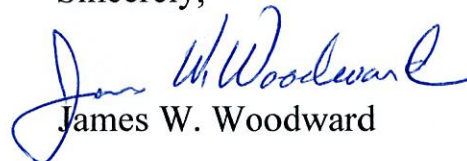
Re: Tracy Lewis House

Dear Selectmen:

The extended Woodward family would like to assist the town financially on the move of the public library from the two crowded rooms in town hall to the spacious first floor areas of the historic Tracy Lewis House on Wolfe Avenue. We visualize a cooperative and coordinated effort with the library Board of Directors, and other town officials, to build a modern library we can all be proud of.

cc: Library BOD

Sincerely,



James W. Woodward

Thank you Mr 1st Selectman,

Tonight we are going to follow through with a decision made some 12 years ago. In 2008 the Town of Beacon Falls purchased the property at 35-37 Wolfe Avenue for the purpose of building a municipal building. At the time that building project was identified as a new media center. It later grew into a combined Community and Media Center as that was the perceived need at the time.

During the two years that followed the purchase, the Town commissioned a research study to understand if the house on the property could be repurposed into the proposed building project. That study concluded with a positive report that it could be incorporated into the project and in addition the history of the building and more specifically the history of its previous owner of the property, Tracy S Lewis who was treasurer and later President of the Beacon Falls Rubber company, would make the location a destination as well as a municipal building. It was that history study that drove myself as the Municipal Historian, to nominate and successfully have the property listed on the Ct State Register of Historic Places.

Unfortunately the fate of the building would not fall in the direction many of us had hoped and the decision was made by the Bd of Selectmen at the time, to raze the building. It is now 12 years later and the building is in a blighted condition, though the infrastructure or 'bones' of the main house are still sound.

It is a sad moment that any interest in preserving this structure has never gained favor. It is because of this I find that I will sadly and regretfully make the following motion:

I move that the Board of Selectmen approve and authorize the 1st Selectman to sign and award a contract known as Beacon Falls ITB 20-6: 35-37 Wolfe Avenue Abatement, Selective Demolition, Reclamation, Remediation & Debris Removal to National Excavating & Wrecking Services (a.k.a. NEWS LLC, in the amount of \$87,530.00.