

January 11th, 2021

Board of Selectmen
10 Maple Avenue
Beacon Falls, CT 06403

CC: Planning and Zoning, Land Use Committee, Inland and Wetlands, Parks and Recreation, Conservation Commission

RE: 147 Pent Road, Beacon Falls Open Space - Land Purchase Request

Dear Board of Selectmen,

I am writing in response to the 39.1 acre, 147 Pent Road Beacon Falls Open Space land purchase request that was discussed in the November and December 2020 Board of Selectmen meetings, November Economic Development Commission meeting, and highlighted in My Citizens News on Wednesday Jan 6th 2021 in an article entitled "Beacon Falls business eyes town land to connect properties".

Respectfully, statements made in November/December 2020 meetings and the January 2021 article do not adequately describe the parcel landscape, and fail to recognize the value of maintaining this parcel as Open Space for Beacon Falls residents and nature conservation. Access to the parcel via the Pent Road Recreation Complex and connectivity to the Naugatuck State Forest greatly increases the value of this land to Beacon Falls residents. Furthermore, actions taken thus far represent a disregard for the Beacon Falls Plan of Conservation and Development (POCD) and stakeholder's Open Space designation of this parcel, considering that, according to the My Citizen's News article, the prospective buyer's intent to "develop as much of the land as possible, probably 5 to 7 acres".

Pursuant to Section 8-23 of the Connecticut General Statutes, as amended by Public Act 15-95, each municipality must prepare and adopt a POCD to maintain eligibility for discretionary State funding.

The Beacon Falls POCD was prepared by multiple stakeholders including the Planning and Zoning Commission, Land Use Committee, Board of Selectmen, and Former Board of Selectmen, and ultimately adopted by the Planning and Zoning Commission. All three current selectmen are acknowledged as contributors to the document.

The stakeholders specifically listed 147 Pent Road as "Open Space" in the Beacon Falls POCD, a special designation for public or private land that serves to:

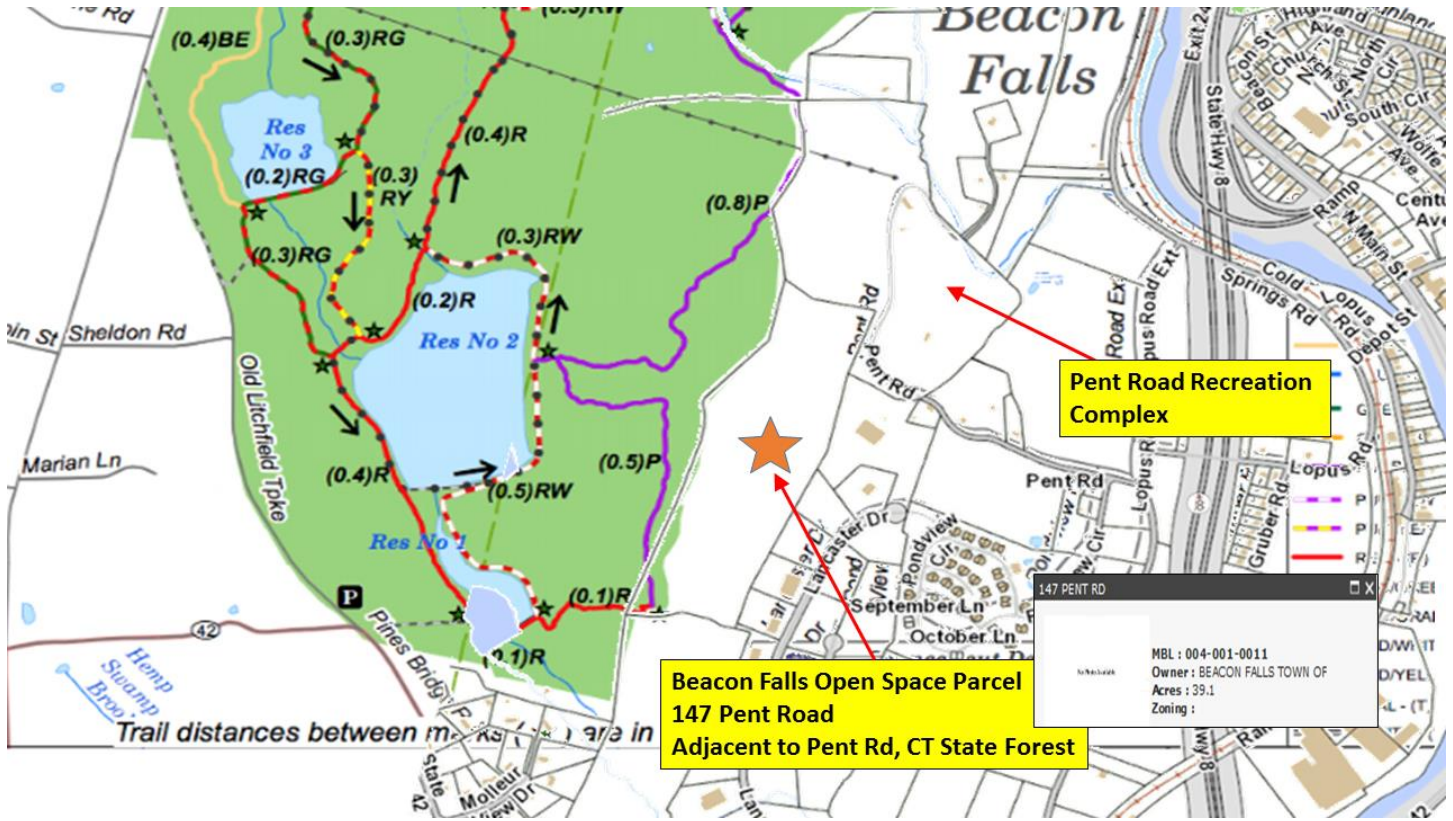
- 1) protect land identified as being especially valuable for recreation, conservation of wildlife and natural resources;
- 2) protect land which includes or contributes to a prime natural feature of the landscape;
- 3) protect habitat for native plant or animal species listed as threatened or endangered or of special concern;
- 4) protect a relatively undisturbed outstanding example of a native ecological community that is now uncommon;
- 5) and serve as a buffer to any activities relating to development.

Respectfully, I urge the Selectmen to reject the land purchase request so that 147 Pent Road can remain conserved public land to benefit the greater community.

Sincerely,



Andrew Keane, Beacon Falls Resident and Commissioner on Conservation Commission
2 North Main Street



**Beacon Falls Open Space Parcel
147 Pent Road
Adjacent to Pent Rd, CT State Forest**

**Pent Road Recreation
Complex**

Trail distances between m... / 3/3 in