

**Beacon Falls Economic Development Commission
10 Maple Avenue
Beacon Falls, CT 06403**



**BEACON FALLS
ECONOMIC DEVELOPMENT COMMISSION
Monthly Meeting
November 23, 2020
MINUTES
(Subject to Revision)**

1. Call to Order /Pledge of Allegiance/Roll Call

Chair Jack Betkoski called the meeting to order at 7:04 P.M.

Members Present: Jack Betkoski (JB), Edward Korzon (EK), Edward Mulvihill (EM), David Pokras (DAP), Brian DeGeorge (BD), Dennis Phipps (DEP)

Members Absent: Jeremy Rodorigo (JR)

Others Present: Selectman Michael Krenesky (MK)

2. Read and Approve Minutes from Previous Meetings

Motion made to approve the minutes from the October 26, 2020 meeting DAP/DEP, all ayes

3. Comments from the Public

none

4. Correspondence

None

5. Old Business

- Beacon Falls Market – JB – hoping that Watertown Meats would move into space. I spoke with Charlie and he was going to put new siding and signage etc. but Watertown Meats still had an issue with parking, and I do not think they are ready to expand in Beacon Falls. EM – they usually have a lot of people, side by side. JB – I did contact Ferraro's in New Haven, but they passed because they are in the process of moving to North Haven. The only one pending is LaBonne's. DEP – what about Jerry's in Seymour? JB – I should give them a call; they do a lot of business too. They bought that whole building when they moved out of Downtown Seymour. EM – has anyone approached Amity Meat Market? JB – they are looking to sell their current space. DEP – what about the previous woman interested in the space the first time? JB – I am not sure exactly, but I think they had an issue with getting a business loan. JB – Charlie said even through COVID he was still busy but he is getting older and wants to slow down.
- Dunkin Donuts – JB - they are doing very well if you have not noticed. There is a lot of traffic flow down there.
- JB – MK what is going on with Joe's place? MK – I do not have any news on it. It is still shuttered. There are a lot of disappointed people because he is not open. I have not even seen him in town. MK – noted that he was informed Joe's son recently passed away.

- Kolga – JB – still moving along with proposed plan for P&Z approval. MK – noted that there is another proposal by Kolga to open the back of his property including purchasing a strip of land on Pent Road that the Town owns? He is wanting to put a driveway in the back of the property, and he wants to purchase the open space. We have not seen a proposal yet, but it is in the works. JB – do we know why he wants that? MK – yes, eventually he would like to open another building and that would allow him to add a second driveway connecting the properties. MK – at this point, I do not see any objections from the BOS to give up that open space because it is not any part of the field area and the Town would never utilize it for anything.
- Other Updates - Frontier Gas – JB – still moving along. JB – MK any updates on the Wolfe Ave house? MK – I think we are still static. I think that everything is on the table including/considering offers to sell the entire property. JB – if sold, would it have to go to a Town Meeting? MK – I would believe so. JB – I am against selling it.
- DAP – what is happening with the Streetscape? JB – we are waiting to hear back from the grant.

6. New Business

7. Grant News /Update/EDC Coordinator Update

JB – we put in for a grant about downtown and waiting to hear back. We did get the STEAP grant which will help with paving. The other thing, and this is very preliminary is that there is a possibility that O&G will be doing something with the property between Railroad Avenue and Pent Road. It is in the very early stages and would be to build a data center. We are doing due diligence as to what can go there and if there is funding. One of the biggest issues is getting natural gas to that area. MK – I would also add that I received a phone call from someone interested in that property and inquired about utilities and zoning regulations in the area. All I could do was direct them to the ZEO. JB – it would be great to get utilities in that area and open that whole side of town.

DAP – was the position replacing Sadie posted? JB – it is still under consideration; I must speak with the First Selectman.

JB – I suggest that we cancel the meeting for December as it is in between Christmas and New Year's. If anything comes up in between, I will send everyone an email update.

8. Payment of Bills

none

9. Adjournment

Motion made to adjourn meeting at 7:44 PM. EM/DAP, all ayes

Respectfully submitted,

*Kerry McAndrew
Clerk, EDC*