



**Beacon Falls Planning & Zoning Commission  
Beacon Falls Board of Selectmen  
10 Maple Avenue  
Beacon Falls, CT 06403**

**BEACON FALLS PLANNING & ZONING COMMISSION  
BEACON FALLS BOARD OF SELECTMEN  
Special Joint Meeting  
December 21, 2021  
MEETING MINUTES  
(Subject to revision)**

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

First Selectman Gerard Smith called the meeting to order at 7:00 P.M.

**PZ Members Present:** Donald Molleur (DM), Michael Pratt (MP), Michael Rupsis (MR), Harry Roscoe (HR), Marc Bronn (MB), Howard Leeper (HL), Jack Burns (JB), Robert Starkey (RS)

**BOS Members Present:** First Selectman Gerard Smith (GS), Selectman Michael Krenesky (MK), Selectman Peter Betkoski (PB)

**Others Present:** Town Planner Keith Rosenfeld (KR), Michael Mormile (ZEO), John W. Betkoski, III, Economic Development Commission Chairman, Thomas Haynes, Patrick Haynes, Kathy Ekstrom, Haynes Group.

**2. Haynes Development – Discussion and Possible Action**

**GS:** There is a potential project. It would be a joint public private partnership. This is in its preliminary stages – Town will be applying for some grants. Requesting a letter of support. The Developer and his team are here. I have a letter of support from the Town regarding the Community Challenge Grant.

**Thomas Haynes, Haynes Group:** We have a presentation that has some concepts. Working with the Town of Seymour as well. 220 acres, comes from 42 to Breault Road, and 67 around Stop and Shop. Project is 220 acres with through road connector, train station. Our plan is to build a transportation-oriented development. Concept of combining both train stations into one, somewhere centrally located. Right now, a concept. Want to work with both towns, both Planning and Zoning Boards. Creates a lot of opportunities for both Towns.

Quarry Walk in Oxford- is 30 acres. Around 1500-2000 jobs created, most new. All types of jobs. Generating 1 million dollars in net revenue to Oxford. We think we can take that concept and bring that into this project. Goal is to work with Zoning Boards – to create a zone that works for all.

**Thomas Hyde, Naugatuck Valley Regional Development Corporation** – We fit into this by applying for the CT Communities Challenge Grant. I think this would be a complete game changer for the area. This is the best project in the Valley.

**Thomas Haynes:** We will invest about 150 million in Oxford – we think for this project – this could easily be 3-500 million dollars in private investment in the area. Quarry Walk is winding down. We are working together for grant to help put in backbone of road. Met with DECD, Governor, DOT, Council of Governments. A lot of energy behind this.

**Thomas Hyde:** turnaround is quick on these programs. Have to apply by January 14, 2021. Don't think there are that many municipalities that have this type of project ready to go.

**GS:** Want to bring everyone on board, share this initial information. This will put Beacon Falls on the map.

**Kathy Ekstrom, Haynes Group:** Projects that have land use approvals are higher on the list. We want to have those meetings with both Seymour and Beacon Falls Boards.

**GS:** There are no approvals tonight. Not asking for that tonight. This I ultimately in your (P&Z) hand. Just want to make sure everyone is in the conversation from the beginning.

**MK:** Is the road going in a state road or a town road? **Thomas Haynes:** I don't have that answer at this point in time. We spent tremendous amounts of money investigating this site prior to purchasing.

**MP:** How long would it take to put in the road? **Thomas Haynes:** If the grant is approved, state wants action, we would start engineering - estimate here- I'd like road to start next year if that is possible.

**GS:** Would the road go first? **Thomas Haynes:** Yes. Goal is to put the road in, open the 220 acres for development. Train station is an absolute on this project.

**HR:** How are you doing on residences at Quarry? **Kathy Ekstrom:** We had over 700 inquiries, 200 applications for 76 units.

**DM:** How many yards of materials would need to be excavated? **Thomas Haynes** – Not sure at this point. Some quarrying in there.

**PB:** Where does the train station fit in this? **Thomas Haynes** – DOT excited about the possibility of one stop. Rail improvements currently taking place. We are going to propose a leaseback. **Thomas Hyde:** State spent 120 million on Waterbury Line. They are invested. Committed to move from 15 to 22 trains a day.

**Motion to move forward with letter of support for Community Challenge Grant. Motion made by Peter Betkoski/Seconded by Michael Krenesky. All ayes. Motion carried.**

**Motion to support letter of support for Community Challenge Grant. Motion made by Michael Pratt/Seconded by Michael Rupsis. All ayes. Motion carried.**

**KR:** I think it is a great idea to work together. We (Planners) work for Beacon Falls and Seymour. Unified response. A coordinated approach.

### **3. Adjournment**

**Motion to adjourn meeting at 7:52 pm. Motion made by Michael Krenesky. Seconded by Peter Betkoski. All ayes. Motion carried.**

**Motion to adjourn meeting at 7:52 pm. Motion made by Donald Molleur. Seconded by Harry Roscoe. All ayes. Motion carried.**

Respectfully submitted,  
*Lisa Daigle*  
*Clerk, Planning & Zoning Commission*