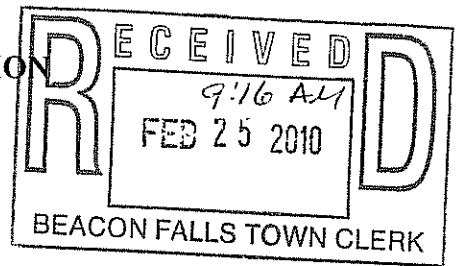


ECONOMIC DEVELOPMENT COMMISSION  
REGULAR MONTHLY MEETING  
FEBRUARY 22, 2010  
MINUTES  
(Draft Copy – Subject to Revision)



A. SanAngelo called the Regular Monthly Meeting of the Beacon Falls Economic Development Commission to order at 7:10 P.M.

**COMMISSIONERS PRESENT:** A. SanAngelo, J. Woodward, E. Korzon, J. Betkoski, K. Battaglino and J. Norton

**COMMISSIONERS ABSENT:** M. Bronn

**OTHERS PRESENT:** First Selectman S. Cable, Selectman M. Krenesky, Selectman D. Sorrentino, and R. Cherhoniak (Citizens for Tomorrow's Downtown), R. Bradley (Beacon Falls Merchants Association),

**MINUTES**

**J. Betkoski made motion to approve the January 25, 2010 Minutes as presented, 2<sup>nd</sup> by E. Korzon. All aye.**

**COMMENTS FROM THE PUBLIC**

1. Chairman A. SanAngelo followed up on various matters discussed by the EDC Commission.
  - a. Calendar. He got quotes of \$3,000 to \$4,000 to print calendar. Town would be responsible for content, photos, etc. R. Bradley agreed this is a good idea because this would be something staying in a house all year. He would like to see an updated business guide which would be more substantial. R. Cherhoniak asked how calendars would be distributed. Some type of bulk mailing was suggested. Cost to mail estimated at \$1.50 per calendar. Clerk noted there are approximately 2500 houses in Beacon Falls. A. SanAngelo noted annual reports and Board and Commission notes are included in the New Haven Calendar. Question raised how this would be paid for.  
R. Cherhoniak suggested residents go to various businesses in Town to pick up a calendar and possibly having some type of free raffle to strike up more interest.  
A. SanAngelo suggested Town utilize its local photographers for the project, adding this might be coordinated through the First Selectman's Office. Suggestions made to use Woodland High School students and Scouts as well.  
It was noted there would be a lot of work involved in getting the calendar project completed, with compilation of data very important and time consuming.  
Issue of financing was again brought up.

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D. Sorrentino asked what the EDC wants to see as the end result of this, with Commission noting it would like to get more people active in Town, get the word out about Town businesses and get more people interested in the Town.

R. Bradley suggested doing some type of ad once a month, adding the Citizens News is very interested in focusing on Town businesses. S. Cable noted the Friends of the Library does an insert in the Citizens News which is very informative and generates interest in the Town's Library. R. Bradley noted Citizens News would like to profile at least four (4) businesses a month. Clerk volunteered to help with writing of the business profiles. Clerk will contact Diane Brousseau to discuss this further.

R. Cherhoniak noted he is in process of organizing the Citizens for Tomorrow's Downtown so that organization is not quite ready to work on specific projects at this time.

S. Cable asked why the Economic Development Commission is not coordinating this project, with J. Betkoski adding the intent of the Commission is to generate business climate activity.

E. Korzon felt it is important for people to know about the businesses in Town and why they should shop in Town.

J. Betkoski noted there is approximately \$10,000 in the Citizens for Tomorrow's bank account and felt it should be used. J. Woodward, Treasurer for the Citizens group, noted monies were given to the Beacon Falls Merchants to get its organization going and money was also given to purchase ducks for the Duck Parade. J. Woodward added this money is not the Town's money, but belongs to the Citizens who raised it for the improvement of Downtown. He suggested possibly purchasing some benches for the new streetscape. He added the Citizen's funds should not be a political issue.

J. Woodward also noted a grant writer is important to help obtain additional monies for the Town. S. Cable added that applying for grants is not always the best answer. She noted Town does have the services of a grant writer, adding the Town is working with Seymour on possibility of hiring a coordinator or do some type of publication to help both Towns with their Economic Development issues.

A. SanAngelo noted W. Purcell, CEO of the Greater Valley Chamber of Commerce is interested in a Breakfast Meeting sometime in May 2010. R. Bradley commented that W. Purcell is very interested in Beacon Falls and its economic development.

**CORRESPONDENCE**

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1. Discussion and review of P. Burns Report. It was noted DOT is swamped with work and they have not given its final approval for the Streetscape Enhancement project. Also, VHB has not signed off yet. Not until DOT and VHB have signed off, can the project begin. Dates of start of project are from 2010 and not until 2011. Comment made that DOT does not want to start another project in Town during the on-going rehabilitation of the Depot Street Bridge because of a change in traffic patters. Suggestion made to start Streetscape Project at other end.

2. Formal suggestions on how to use the \$95,000 HUD monies were also discussed.
  - A. SanAngelo again reminded Commission that \$ 5,000 had been promised various businesses in the Commerce Park as a landscaping incentive and as of this date, no money has been given to those businesses. Discussion on how those funds might be obtained. S. Cable mentioned checking into easements given to the Town. It was noted that Downtown businesses were not included in the original \$5,000 landscaping grants.

Ideas for use of the \$95,000 include: improve entrance to Alliance Drive because it is a safety hazard, improve signage at entrance to Old Turnpike Road and the Bridge.

Discussion of the Beaver problem at the Commerce Park. S. Cable noted problem has been remedied, but usually comes back. R. Bradley suggested something called a ‘beaver baffler’ might be used to solve the problem. Question asked who actually owns that pond.

**Commission agreed to submit the following recommendations to use the \$95,000 HUD monies in a motion made by J. Betkoski and 2<sup>nd</sup> by E. Korzon. All aye.**

- a. Make improvements to the entrance to Commerce Park and improving and upgrading the guardrail.
- b. Remedy the beaver problem.
- c. Improve the entrance to Alliance Circle

**OLD BUSINESS/NEW BUSINESS**

1. A. SanAngelo discussed ‘**An Approach to Downtown Revitalization**’, adding Clerk K. Wilson had used the Ansonia and CT Main Street plans to make them specific to Beacon Falls. He noted Town is ahead in many of the areas; the Town already has a Downtown Plan which can be changed, revised and updated. He added there is very little vacant space in the Downtown. He also noted Mario is interested in making another investment in the Town. B. Bradley suggested concentrating on what has positively been done on North Main Street. He suggested having a Committee review and up date a vision for Downtown and analyze the strengths and weaknesses of our Downtown. It appears one of the problems is a lack of communication. R. Bradley suggested fixing the North Main Street sidewalks.

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2. Town also has advantage having two (2) groups interested in the Downtown and support of Local Businesses (Citizens for Tomorrow's Downtown and the Beacon Falls Merchants Association).
3. Discussion of drive-through windows. Commission will send letter to the Planning and Zoning Commission asking them to re-investigate the drive-through window matters in its Regulations and to ask for clarification of any changes made to the Regulations on this matter.
4. A. SanAngelo noted a developer is looking at property for a mixed use project.
5. R. Cherhoniak felt the Streetscape Enhancement Walkway would have a huge impact on Downtown, bringing excitement and more people to Downtown.
6. Commission and First Selectman expressed concern at how long it takes for the DOT to get things done, with S. Cable noting she would do all she could do to get things moving.
7. A. SanAngelo noted he has attended rail studies meetings and Greenway, with plans to have a walkway from Thomaston to Derby. S. Cable said she envisions people using our parks and our connection to the Naugatuck River. People are excited about being able to canoe and kayak in the River.
8. Brief discussion on problem with all terrain vehicles, with comment made about people using the recreation areas being a deterrent for all terrain vehicles.

**NEW BUSINESS**

1. S. Cable summed up this Meeting, noting; direction was given on how to best use the \$95,000 HUD monies, work with the Citizens for Tomorrow's Downtown and the Beacon Falls Merchants Association to improve the economic development in Beacon Falls and a breakfast tentatively scheduled for May 2010 as an opportunity to share ideas.
2. S. Cable is excited about the parks and recreation areas in Beacon Falls and feels this will be a great way to bring people to the Town.
3. A. SanAngelo reported there has been some interest in the former Ideal property. There is 167,000 square feet and thirty (30) acres, asking price is 3.8 million. NEJ has taken a one (1) year lease on the property. He added that is businesses from Connecticut who are staying in the State and have moved in our area.
4. J. Rodorigo presented some information on a project called 'Brownstone Park' in Portland, CT. Portland entered into a lease agreement to create an active adventure park. He noted that Beacon Falls can connect five (5) of our six (6) parks through the Greenway Project, and a venue somewhat like Brownstone Park might be in our future. J. Rodorigo noted Town acquired Matthies Park in 1992, adding Town has not done that good a job in maintaining it as it should. Discussion on possibility of opening up Matthies Park to the General Public which would happen if Federal and State funding is ever received for that park. S. Cable noted even though Town has instituted a Sticker System for entrance to the park, it becomes a matter of enforcement.

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5. **Commission agreed to hold its next meeting on Monday, March 29, 2010 at the Senior Center at 7:00 P.M.** Citizens for Tomorrow's Downtown, Beacon Falls Merchants Association and the general public will be invited. Refreshments will be served. R. Cherhoniak and E. Falzone are working on a pamphlet. Clerk will have copies of 'An Approach to Downtown Revitalization' available for distribution at that time.
  
6. R. Bradley noted Canoe and Kayak Race is scheduled for May 8, 2010, with over three hundred (300) canoes and kayaks in the race. There is a also a run scheduled for that day, with at least two hundred (200) people expected to participate.

**GRANT NEWS/UPDATES**

None at this time.

**PAYMENT OF BILLS**

Clerk's bill was approved for payment.

With no other business, **J. Betkoski made motion to adjourn the meeting at 8:50 P.M. 2<sup>nd</sup> by E. Korzon. All aye.**

Respectfully Submitted,

*Karen A. Wilson*

Karen A. Wilson, Clerk of the Economic Development Commission  
Regular Monthly Meeting – February 22, 2010

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