



**Franc Property Land Use Committee**  
Clifford J. Hurgin Municipal Center  
1 School Street, Bethel, Connecticut 06801  
(203) 794-8578

**SPECIAL MEETING**  
**September 26<sup>th</sup>, 2013 – BETHEL MUNICIPAL CENTER**  
**7:00 P.M. – DENIS J. RIORDAN ROOM**

**COMMISSION MEMBERS PRESENT** : R. Maxwell, Chairman; R. Legnard, D. Goodrich, P. Improta, R. Hoffman; J. O'Neill; R. Wallace; D. Carlino;; P. Antolini; B. Cavagna, P&Z official.

Absent: M. Siciliano and S. Dolan

Chairman Maxwell called the meeting to order at 7:08 p.m.

**WORK SESSION:**

B. Cavagna distributed handout with definition of "Open Space" as defined by the Plan of Conservation and Development and from the Town of Bethel Zoning Regulations.

Chairman Maxwell noted 2<sup>nd</sup> paragraph of Open Space definition states in part, "Many of the managed open space lands in Bethel are without any formal mechanism preventing development."

R. Wallace recommended the Board of Selectman task Conservation/Inland Wetland Commission to explore conservation easement to prevent property from not being used as open space in perpetuity.

P. Improta not in favor of term in perpetuity.

R. Maxwell stated no protection for property as of now so important to make effort to protect in some way.

R. Wallace tabled recommendation

**Draft Report 9.26.13 Meeting Work Session:**

- Rules – done.
- Remove paragraph after proposed rules are as follows:

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TOWN CLERK

- **Priorities for Immediate Use:**  
Motion by R. Legnard to name property "Franc Preserve," seconded D. Carlino  
All in favor, none opposed. Motion carried unanimously.

Item #1 changed to read as follows:  
Develop a hiking trail system, review access and parking, and name the property  
"Franc Preserve."

Item #2 changed to read as follows:  
The Committee recommends that the Town implement a plan immediately to  
begin the restoration of the former hay fields located along Old Hawleyville and  
Plumtrees Road. To include:

- Mowing late fall 2013
- Removal of invasive vegetation through Town and Community efforts
- Install signage for rules and name of property

Motion by R. Wallace to approve Item #2, seconded by R. Hoffman  
All in favor, none opposed. Motion carried unanimously.

- **Potential Future Uses:**  
R. Wallace proposed a preamble to "Potential Future Uses" to state the  
Committees intent to maintain the property as open space.

Motion by R. Wallace to accept item #3 Community Garden/Agricultural,  
seconded D. Goodrich

Item #4 Nature Center changed to Outdoor Education. Motion by D. Carlino to  
accept, seconded by R. Hoffman. 2 opposed: P. Improta, P. Antonlini. Motion  
passed.

Item #5 Dog Park. Motion to accept P. Antolini, seconded J. O'Neill.  
2 opposed: P. Improta, D. Carlino. R. Wallace abstained. Motion passed.

Item #6 Disc Golf. Motion by D. Carlino to eliminate, seconded D. Goodrich.  
All in favor, none opposed. Motion passed.

Item #7 Food Forest consensus to eliminate.

Motion by R. Wallace to add Geo Cashing/Letterboxing to potential future uses,  
seconded by D. Carlino. All in favor, none opposed. Motion passed.

Restated tabled recommendation by R. Wallace to read as follows:  
The Committee strongly recommends the Board of Selectmen task the Conservation/Inland  
Wetland Commission to lead on the development of a long term plan on conservation by deed or

easement. Motion by R. Wallace to accept, seconded by D. Carlino. All in favor, none opposed.  
Motion passed.

D. Carlino requested to the Committee be advised when report will be presented to the Board of Selectmen., recommends history of land to be displayed on property, and to remind Board of Selectmen of reasons for the Franc purchase was to preserve land as open space and the Town of Bethels strong support of this purchase.

Motion to adjourn at 8:27 p.m. by R. Wallace, seconded by D. Carolino.  
Motion passed.

Respectfully Submitted,

Kathy Galbis, Secretary