

**Beacon Falls Zoning Board of Appeals
10 Maple Avenue
Beacon Falls, CT 06403**



**BEACON FALLS ZONING BOARD OF APPEALS
Monthly Meeting**

August 11, 2016

**MINUTES
(Subject to Revision)**

1. Call to Order/Pledge of Alliance

Present: Bill Mis, Bob Doiron, Benjamin Smith, Sue Wisneski, Tony Smith, and Alternate Carl Gandarillas

Not Present: Alternate Nancy King

Others Present: Atty. Steve Byrne, Atty. Jeff Tuccio, Eugene Scheithe, and 10 members of the public

Chairman B. Miscalled the meeting to order at 7:52P.M.

B. Mis asked for C. Gandarillas to be on the Board for the Monthly Meeting since he was present at the Public Hearing held prior to this meeting. He was appointed to the Board for the Public Hearing in order to have a quorum and his vote would be needed to approve or denial the application heard.

2. Approval of Minutes

Motion to approve the minutes from the July 14, 2016 meeting as submitted by the clerk for tonight's meeting: Doiron/Wisneski; no discussion; all ayes.

3. Correspondence

a. Zoning Board of Appeals Clerk's Invoice from the July 14, 2016 meeting in the amount of \$46.25

Motion to accept and pay the July 14, 2016 invoice from the clerk for a total of \$46.25: Wisneski/B. Smith; no discussion; all ayes.

c. Other Correspondence

There was no further correspondence received for tonight's meeting.

4. New Business

a. Open Session for the Purpose of Hearing Appeals

There was no new business discussed at tonight's meeting.

5. Old Business

a. 198 Cook Lane

The Members reviewed and discussed the documents that were presented at the Public Hearing held prior to the Monthly Meeting. T. Smith noted that he would approve since the property was purchased as an approved building lot. S. Wisneski noted that she would approve based on the documentation that was presented at the Public Hearing. B. Doiron noted that he would approve based on the fact that the property was established prior to the changes made to the Zoning regulations. B. Mis noted a concern that the property owners have been paying property taxes since they purchased the property.

B. Mis recommended that the Board go into Executive Session with the Town Attorney in order to receive his legal opinion on some questions regarding legal ramifications to the town of Beacon Falls.

Motion to enter into Executive Session at 7:58 PM in order to discuss legal ramifications with Atty. Steve Byrne on the property located at 198 Cook Lane and owned by Eugene and Sharon L. Scheithe: Doiron/B. Smith; no discussion; all ayes.

The Board exited Executive Session at 8:04 PM.

Motion to vote on the application submitted by Eugene and Sharon L. Scheithe for the property located at 198 Cook Lane and as discussed during the Public Hearing held on August 11, 2016: Doiron/Wisneski; no discussion; all ayes.

B. Smith was not present for the Public Hearing and will be abstaining from vote. C. Gandarillas was present for the Public Hearing in order to meet a quorum and will be voting.

B. Mis asked the Board to vote in favor of granting a Zoning Compliance for a Single Family Home for the property located at 198 Cook Lane, Beacon Falls, CT. The vote was five ayes, no nays, and one abstention by B. Smith since he was not present at the Public Hearing. **The vote in favor of granting a Zoning Compliance for a Single Family Home for the property located at 198 Cook Lane, Beacon Falls, CT passed.**

6. Adjournment

B. Mis asked the Members if there were any other discussions for tonight's meeting and there were none. He then asked for a motion to adjourn the meeting.

Motion to adjourn the meeting at 8:09P.M.: **Doiron/Wisneski**; *no discussion*; all ayes.

Respectfully submitted,

Marla Scirpo
Clerk, Zoning Board of Appeals

DRAFT