

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



**BEACON FALLS ZONING BOARD OF APPEALS
Public Hearing**

December 13, 2018

**MINUTES
(Subject to Revision)**

1. Call to Order/Pledge of Alliance

Present: Bill Mis, Brian Horgan, Bob Doiron, Benjamin Smith, Tony Smith, and Alternate Nancy King (left since there was a quorum for tonight's meetings)

Not Present: Alternate Eva Newell and Alternate Doug Bousquet

Others Present: Mario Trepca, Daniel Larkin, and Atty. Domenic Thomas; and Michael Mormile, ZEO

Chairman B. Miscalled the Public Hearing to order at 6:30P.M.

2. Application from Daniel Larkin, applicant, and Dibra LLC, owner

B. Mis asked the clerk to read the call for tonight's Public Hearing. M. Scirporead the call as follows:

A Public Hearing will be conducted by the Zoning Board of Appeals for the Town of Beacon Falls, CT on Thursday, December 13, 2018 at 6:30 P.M. in the Beacon Falls Town Hall Assembly Room at Beacon Falls Town Hall, 10 Maple Avenue, Beacon Falls, CT. The following application will be heard:

Daniel Larkin, applicant, and Dibra LLC, owner, for the property located at 94 North Main Street, Beacon Falls, CT: Seeking a variance to Section 66, Alcoholic Beverage. The applicant is looking to open a liquor store within 500 ft. of a place of worship.

At this hearing, parties in interest and citizens may appear and be heard and written communications received. Copies of said applications are on file with the Zoning Board of Appeals, Beacon Falls Town Hall, 10 Maple Avenue, Beacon Falls, CT.

Dated this 13th day of November 2018.

Atty. Domenic Thomas, representing the owner of the property located at 94 North Main Street as well as the applicant. Atty. Thomas provided the returned receipt for the certified letters sent to the adjacent property owners. Atty. Thomas also provided aerial photos of the property. Atty. Thomas indicated that they were looking for a variance to Section 66.1 – no structure shall be used, erected, or expanded for the sale of alcoholic beverages if the center of any entrance of the portion of said structure which is used for the sale of alcoholic beverages is situated within a 500 foot radius of any other parcel of land which is used for a public or private school, a public park, place of worship, charitable institution, a hospital or library. Atty. Thomas noted that a previous variance was granted to Casa Giovanni, now Antonio's Restaurant, and the hardship is due to the location of the church's property in conjunction with the commercial property. Atty. Thomas also noted that the entrance to the church and the entrance to 94 North Main Street are on separate streets and during the summer months, the vegetation blocks the view.

After a brief review and discussion, B. Mis asked if the Members had questions or concerns. B. Smith asked if there was any other property in town that could be used by the applicant. Atty. Thomas indicated that the property is available and the variance was granted to 90 North Main Street.

B. Mis asked if there was anyone present to speak in favor of the application. B. Mis asked three times and there was no one at this time.

B. Mis asked if there was anyone present to speak against the application. B. Mis asked three times and there was no one at this time.

3. Adjournment

Motion to close tonight's Public Hearing: **Doiron/B. Smith;** *no discussion;* all ayes.

B. Mis closed the Public Hearing at 6:41 PM.

Respectfully submitted,

Marla Scirpo
Clerk, Zoning Board of Appeals