

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



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

November 8, 2018

**MINUTES
(Subject to Revision)**

1. Call to Order/Pledge of Alliance

Present: Bill Mis, Brian Horgan, Bob Doiron, Benjamin Smith, Alternate Nancy King, and Alternate Eva Newell

Not Present: Tony Smith and Alternate Doug Bousquet

Others Present: Michael Mormile, ZEO

Chairman B. Mis called the Monthly Meeting to order at 7:30 P.M. Nancy King and Eva Newell were not appointed to the Board since there were enough Members to make a quorum.

2. Approval of Minutes

Motion to approve the minutes from the Monthly Meeting and Public Hearing both held on October 11, 2018 as submitted by the clerk for tonight's meeting: B. Smith/Doiron; no discussion; ayes by B. Doiron and B. Smith and abstentions by B. Mis and B. Horgan since they were not at the October Public Hearing and Monthly Meeting.

3. Correspondence

a. Zoning Board of Appeals Clerk's Invoices

Motion to accept and pay the October 11, 2018 invoice in the amount \$95.50 as submitted by the clerk: B. Smith/Horgan; no discussion; all ayes.

b. Other Correspondence

The Board received an invoice from the Waterbury Republican for the period of 10/01/2018 through 10/31/2018 in the amount of \$194.88. The invoice was for the Public Hearing held for Anthony and Kelly Messina, 8 Fawn Hill Road.

4. New Business

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

a. Open Session for the Purpose of Hearing Appeals

There were two applications submitted for tonight's meeting. The first application was received from John Delafield, applicant, and Richard & Rosemarie Carlson, owners. The applicant is looking to replace the existing 10'x50' mobile home located at 137 Old Turnpike Road, Beacon Falls, with a new 12'x50' mobile home. The square footage will be increasing from 500 sq. ft. to 60 sq. ft. The applicant and owners are looking for a variance since Mike Mormile denied the proposed mobile home expansion due to a nonconforming use of property as stated in Section 10.3.1. The applicant indicated that there is a hardship since the existing 10'x50' mobile home is in extreme disrepair and the identical size units are no longer made. The existing unit was made in 1955 and the closest size is 12'x50'.

After a brief discussion, B. Mis indicated that he would entertain a motion regarding the application.

Motion to schedule a Public Hearing on Thursday, December 13, 2018, starting at 7:00 PM for the purpose of the application by John Delafield, applicant, and Richard & Rosemarie Carlson, owners: B. Smith/Horgan;no discussion; all ayes.

The second application was received from Daniel Larkin, applicant, and Dibra LLC, owner. The applicant is looking to open a business located at 94 North Main Street for the intension of selling alcoholic beverages. The applicant and owner are looking for a variance since Mike Mormile denied the proposed liquor store due to the property located within 500 ft. of a place of worship – The Beacon Falls Congregational Church. The applicant indicated that there is a hardship since he was not aware of the rule where a liquor store must be at least 500 ft. from a place of worship.

B. Doiron indicated that he would like to get an opinion or clarification from the Town Atty. regarding the difference of selling beer and wine and versus selling alcoholic beverages. B. Doiron noted that Antonio's, a restaurant located near the proposed liquor store, sells beer and wine. After a brief discussion, B. Doiron made a motion.

Motion to get clarification from the Town Atty. regarding the difference of selling alcoholic beverages and selling beer and wine: Doiron/B. Smith;no discussion; ayes by B. Doiron and nays by B. Mis, B. Horgan, and B. Smith.

After a brief discussion, B. Mis indicated that he would entertain a motion regarding the application.

Motion to schedule a Public Hearing on Thursday, December 13, 2018, starting at 6:30 PM for the purpose of the application by Daniel Larkin, applicant, and Dibra LLC, owners: B. Smith/Horgan;no discussion; all ayes.

5. **Old Business**

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

6. **Adjournment**

B. Mis asked the Members if there were any other discussions for tonight's meeting and there were none.

Motion to adjourn the meeting at 7:50P.M.: B. Smith/Horgan; no discussion; all ayes.

The next monthly meeting for the Zoning Board of Appeals is scheduled for Thursday, December 13, 2018, starting at 7:30 PM. There are two Public Hearing scheduled for Thursday, December 13, 2018 with the first one starting at 6:30 PM and the second one starting at 7:00 PM.

Respectfully submitted,

Marla Scirpo
Clerk, Zoning Board of Appeals