

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



BEACON FALLS ZONING BOARD OF APPEALS
Monthly Meeting

March 8, 2018

MINUTES
(Subject to Revision)

1. Call to Order/Pledge of Alliance

Present: Bill Mis, Bob Doiron, Benjamin Smith, Brian Horgan, Tony Smith, Alternate Nancy King, and Alternate Eva Newell (Arrived at 7:35 PM)

Not Present: Alternate Doug Bousquet

Bill Miscalled the meeting to order at 7:30P.M.

2. Approval of Minutes

Motion to approve the minutes from the regular monthly meeting held on February 8, 2018 as submitted by the clerk for tonight's meeting: Doiron/B. Smith; no discussion; ayes by B. Smith, T. Smith, and B. Horgan; abstentions by B. Mis and B. Doiron since they were not at the meeting.

3. Correspondence

a. Zoning Board of Appeals Clerk's Invoices

Motion to accept and pay the February 8, 2018 invoice in the amount of \$46.25 as submitted by the clerk: Doiron/B. Smith; no discussion; all ayes.

b. Other Correspondence

There was a letter from Mike Mormile, the Zoning Enforcement Officer, to Cal Brennan indicating that a zoning compliance for a side deck on the property located at 74 Pent Road could not be issued.

4. **New Business**

a. **Open Session for the Purpose of Hearing Appeals**

Application File No. 018-1 dated 02/28/2018 was received from Cal Brennan, for the property located at 74 Pent Road. The application lists Cal Brennan as the applicant and Charlie Edwards as the owner of the property. B. Mis noted that the application fee was paid in the wrong amount and will have the clerk notify M. Mormile of the correct application fee. The amount collected was \$300.00 and the application fee is \$375.00.

There was a letter dated 02/23/2018 from M. Mormile to C. Brennan indicating that the proposed deck is an expansion of an existing, non-conforming structure (Section 10 – Zoning Regulations) and a zoning compliance for the side deck would not be issued. The property of 74 Pent Road is located in an Industrial District.

After a brief discussion, the Board agreed to hold a Public Hearing on Thursday, April 12, 2018, starting at 7:00 PM.

Motion to schedule a Public Hearing on Thursday, April 12, 2018, starting at 7:00 PM, for discussing the application from Cal Brennan, 74 Pent Road, seeking a variance in order to add a side deck: Doiron/B. Smith;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 7:40P.M.: Doiron/B. Smith; no discussion; all ayes.

The next regular meeting for the Zoning Board of Appeals is scheduled for Thursday, April 12, 2018, starting at 7:30 PM. There will be a Public Hearing scheduled for Thursday, April 12, 2018, starting at 7:00 PM.

Respectfully submitted,

Marla Scirpo
Clerk, Zoning Board of Appeals