

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



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

**April 12, 2018**

**REVISED 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

Not Present: Alternate Doug Bousquet

Bill Miscalled the meeting to order at 7:30P.M. N. King and E. Newell were not appointed to the Board since there was a quorum of Members.

**2. Discussion and Possible Vote on Public Hearing Held for Can Brennan, 74 Pent Road**

B. Doiron noted that there are mitigating circumstances that were brought up during the Public Hearing, but they should not influence the Members' decision. The decision should be based on the requested appeal of the variance is viable or not. T. Smith noted that the applicants should not be punished for the zoning changes previous made. B. Smith indicated that the applicants did outline a hardship and the deck is being used to rectify that hardship. B. Horgan asked if this would be an issue if the property was zoned as Residential and B. Mis indicated that there would be no discussion if the property was zoned as Residential.

After a brief discussion, there was a motion made to move the discussion to vote.

Motion to move to vote: **Doiron/Horgan; no discussion; all ayes.**

B. Mis asked to approve the application submitted by Cal Brennan, applicant, and Charlies Edwards, owner, for the property located at 74 Pent Road show of hands. All Members raised their hands as a vote to approve the application. B. Mis indicated that the applicant has been approved by a unanimous vote of the Members.

### 3. Approval of Minutes

Motion to approve the minutes from the regular monthly meeting held on March 8, 2018 as submitted by the clerk for tonight's meeting: Doiron/B. Smith; no discussion; all ayes.

### 4. Correspondence

#### a. Zoning Board of Appeals Clerk's Invoices

Motion to accept and pay the March 8, 2018 invoice in the amount \$52.00 as submitted by the clerk: B. Smith/Horgan; no discussion; all ayes.

#### b. Other Correspondence

There was no other Correspondence received for tonight's meeting.

### 5. New Business

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

Application File No. 018-02 was received from Joseph Dorosh, owner, The River's Edge Pub and Grill, for the property located at 29 North Main Street. B. Mis noted that the application fee was paid in the amount of \$375.00. The applicant is looking for a 10-foot variance from front yard and deck exceeds maximum lot coverage.

There was a letter dated 04/06/2018 from M. Mormile to J. Dorosh indicating that the proposed deck located at 29 North Main Street was denied because the deck needs to be set back 10 feet from the front yard and the deck exceeds the maximum lot coverage in a Business Zone.

After a brief discussion, the Board agreed to hold a Public Hearing on Thursday, May 10, 2018, starting at 7:00 PM.

Motion to schedule a Public Hearing on Thursday, May 10, 2018, starting at 7:00 PM, for discussing the application from Joseph Dorosh, for the property located at 29 North Main Street, seeking a variance to the 10-foot variance from front yard and deck exceeds maximum lot coverage: Doiron/B. Smith; no discussion; all ayes.

### 6. Old Business

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

7. **Adjournment**

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

Motion to adjourn the meeting at 7:51 P.M.: **Doiron/B. Smith**; *no discussion*; all ayes.

**The next regular meeting for the Zoning Board of Appeals is scheduled for Thursday, May 10, 2018, starting at 7:30 PM. There will be a Public Hearing scheduled for Thursday, May 10, 2018, starting at 7:00 PM.**

Respectfully submitted,

Marla Scirpo  
Clerk, Zoning Board of Appeals

DRAFT