

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



**BEACON FALLS ZONING BOARD OF APPEALS**  
**Monthly Meeting**  
**September 9, 2021**  
**MINUTES**  
**(Subject to Revision)**

**1. Call to Order/Pledge of Alliance**

**BM called the meeting to order at 7:16PM**

**Members Present:** Bill Mis (BM), Benjamin Smith (BS), Tony Smith (TS), Doug Bousquet (DB)  
alt. for Brian Horgan

**Members Not Present:** Brian Horgan (BH), Mary Ellen Fernandes (MF)

**Others Present:** ZEO & John Delafield (JD)

**2. Read and Approve Minutes from Previous Meetings**

**August special meeting minutes were approved as submitted by BS, seconded by DB, all ayes.**

**3. Correspondence**

None

**4. New Business**

**a. Application No. 021-03; 155 Old Turnpike Road, Beacon Falls, CT 06403**

BS – coming in, I was concerned about the size of the increase, but now that I know the grading and appropriate site work will be completed and that any upgrades will be going through the proper channels, I make a motion to approve the application. DB, I seconded that motion.

BM – for discussion, I do not disagree, but I think we should put some stipulations for the retaining wall, grading, etc. so that it is done correctly.

DB – we should have him apply to IWWC for an application for the grading etc.

TS – he will have to get a building permit also because he will be pouring a concrete pad.

BS – I amend my motion to approve this variance application to include the stipulations of the cleaning up the property, the grading, retaining wall, sill fence etc., DB seconded, all ayes.

**5. Old Business**

None

**6. Adjournment**

Motion to adjourn at 7:24PM by BS/DB, all ayes.

Respectfully submitted,

*Kerry McAndrew*  
*Clerk, Zoning Board of Appeals*