

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



BEACON FALLS ZONING BOARD OF APPEALS
Public Hearing Minutes
September 9, 2021
MINUTES
(Subject to Revision)

1. Call to Order/Pledge of Allegiance

BM called the Public Hearing to order at 7:02 P.M. members said the Pledge of Allegiance and the Clerk read the call into the record.

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 & Applicant - John Delafield, (JD) of 840 South Main Street, Beacon Falls, CT.

2. Voters of the Town of Beacon Falls, Connecticut will be heard at the Public Hearing regarding the proposed items below.

- **Application No. 021-03; 155 Old Turnpike Road**

JD – we own a piece of property at 155 Old Turnpike Road. There is an old mobile home on the property that I would like to remove the existing 12x50 mobile home. They do not make 12 wide anymore so I would like to and replace it with a 14x60 and move it over more centered on the lot as laid out in the plot plan. I do have a letter in favor of replacing the mobile home. JD – provided the certified return receipts. I did send a letter to the State of CT but did not get a reply.

DB – I did some research and in 2018 we had a similar variance request that was approved right down the street. 10x50 was replaced with a 12x50. I looked at this property and plan. They do make a 14x52 trailer, but, I think what it looks like is that you're going to move the new trailer about 35ft away from the property line. Right now, it is on the property line. Are you going to do any filling or bring it more to the roadside?

JD – the septic system is in the front, so we do not want to move it closer to that. We will grade it gradually to the road, fill and landscape the area once the trailer is placed.

DB – to me it is a no brainer and will clean up the site.

BS – My questions is going from the 52 to the 60 is a significant increase in size and it says that is the closest size to the existing. When I researched, I was able to find a 12x52. Is this 14x61 something that you already have?

JD – yes, it is a unit that I have and would like to put there. We could possibly special order something. When I called my manufacture, they said they do not

make that size anymore. If I went Northeast region, I am sure that I could find something.

BS – it is a significant increase in square footage. JD – yes, and I listed the square footage change. We did the lot down the street and esthetically, it looks better.

TS – is it that much of an impact to the lot and the town? JD - You are looking at the size of an average bedroom.

BS – when I walked the lot, it's a sharp decrease in grade and that increase would not be appropriate without doing that site work. JD – we are going to put a retaining wall on the Mangione side and probably a 3ft retaining wall behind it. BS – that will help level the lot and fit the increase.

TS – will you need to increase the septic system? JD – no, it is a two bedroom for a two bedroom. DB – do you need to go to Valley Health for that? JD – yes.

BM – the whole lot is overgrown currently. Will be cleared and grassed? JD – yes.

3. Adjournment

Motion made to adjourn the public hearing at 7:14 P.M. DB/BS, all ayes.

Respectfully submitted,

*Kerry McAndrew
Clerk, Zoning Board of Appeals*