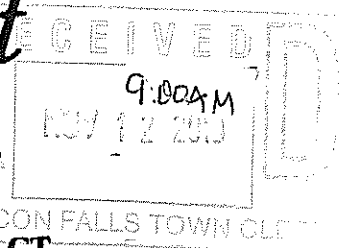


TOWN of BEACON FALLS  
*Connecticut*

ZONING BOARD OF APPEALS

PUBLIC HEARING MINUTES - *Revised* BEACON FALLS TOWN CLERK  
**MELANIE MIRDANDA, 20 BEACON STREET, BEACON FALLS, CT.  
 SECOND FLOOR ADDITION  
 OCTOBER 14, 2010**



The Public Hearing was called to order at 7:15 p.m. by Commissioner Bousquet.

Present: Chairman D. Bousquet, Commissioners: E. Grace, W. Mis, R. Uhl and  
 Alternate: N. King.

Absent: W. Giglio

Also Present: Melanie Miranda

Chairman Bousquet read the following notice:

Notice is hereby given that the Town of Beacon Falls, Zoning Board of Appeals will hold a Public Hearing on Thursday, October 14, 2010, at 7:00 p.m. at the Beacon Falls Town Hall, Assembly Room, 10 Maple Avenue, Beacon Falls, CT. The following application will be heard: Melanie Miranda, 20 Beacon Street, Beacon Falls, CT, Second Floor Addition, Section 10 – Nonconformity, Section 7.5 Bulk Coverage, Section 11 Lot size, frontage, width, setback.

At this hearing, interested persons may appear and/or written comments may be submitted. A copy of this application is on file with the Zoning Board of Appeals, 10 Maple Avenue, Beacon Falls, CT - Douglas Bousquet, Chairman. Republican American Friday, October 1, 2010 & Friday, October 8, 2010

Chairman Bousquet asked three times if anybody would like to speak against the application. There was no response. The fee for this application has been paid. The return receipts have been received for the abutting property owners (copies are on file). It should be noted that seven return receipt responses have not been received.

Chairman Bousquet noted that the hardship presented is that the existing structure is buckling – would like to raise 4 feet when repair/replace roof. Ms. Miranda stated that the way the land is you can only build upward. An A-2 Survey dated 9/24/10 from Fred D'Amico, 9 Park Road, Oxford, CT has been received. The property is currently non conforming.

**ZONING BOARD OF APPEALS**  
**PUBLIC HEARING MINUTES** *Revised*  
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Commissioner Grace asked Ms. Miranda to explain the hardship. She explained that the buckling walls and roof have to be taken down and replaced. Commissioner Grace inquired if the second floor could be repaired. Ms. Miranda stated the property is not livable in its current condition. She stated that the second floor is so low – you can only stand in the middle.

Chairman Bousquet asked if there were any additional questions.

Chairman Bousquet closed the Public Hearing at 7:34 p.m.

Respectfully submitted,

*Maryann Kempa*  
 Maryann Kempa  
 Clerk

NOV 12 2010