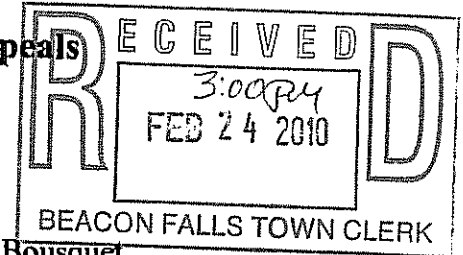


Town of BEACON FALLS
Connecticut

Zoning Board of Appeals

REGULAR MEETING MINUTES
FEBRUARY 11, 2010



The Regular Meeting was called to order at 7:15 p.m. by Chairman Bousquet.

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

Absent: Commissioner W. Mis.

**Motion was made by Commissioner Grace and seconded by Commissioner Uhl to
appoint Alternate Commissioner King in place of Commissioner Mis.**

Discussion: None Vote: 4 in favor Abstained: 0 Opposed: 0

Reading of Minutes

**Motion was made by Commissioner Grace and seconded by Commissioner Uhl to
waive the reading of the minutes as submitted.**

Discussion: None Vote: 4 in favor Abstained: 0 Opposed: 0

Setting of Hearing Dates – none

Correspondence

Chairman Bousquet noted a letter from Atty. Steven Byrne regarding Marino vs. Beacon Falls/Zoning Board of Appeals. A copy of the letter is on file.

Letter from Susan Cable, First Selectman regarding the proposed 2010-11 budget was received.

Letter from Susan Cable, First Selectman requesting that if there is a need to contact Nafis & Young or Brian Miller to consult her.

Purchase Order will be distributed to the boards and commissions for Engineering or Planner Services.

Unfinished Business

A. Rubano, 202 Cold Spring Road

Discussion was held concerning the request for variance Mr. Rubano, 202 Cold Spring Road. Commissioner Giglio asked if there were any 90 foot variances in town?

Commissioner Grace stated it is a large variance. Commissioner King stated it is a large

**ZONING BOARD OF APPEALS
REGULAR MEETING MINUTES, JANUARY 14, 2010**

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variance and not conforming with the neighborhood. Commissioner Grace feels the variance request is for financial gain. Chairman Bousquet feels that the neighborhood opinions must be taken into consideration. He does not like the gable facing the road because the home cannot fit on the lot. He is also against a two family home.

Motion was made by Commissioner Grace and seconded by Commissioner Giglio to deny the application for variance sought for 202 Cold Spring Road based on:

- **Insufficient hardship for the extent of the variance submitted.**
- **The application for the variance is felt to be motivated for financial gain.**
- **Conditions for future approval**
- **Denying a two family residence**
- **Accepting the concept for a single family residence given Zoning Board of Appeals review as needed.**

Discussion: None Vote: 4 in favor Abstained: 0 Opposed: 0

New Business – none

Payment of Bills

Atty. Steven Byrne
M. Kempa

Motion was made by Commissioner Grace and seconded by Commissioner King to pay the bills as submitted.

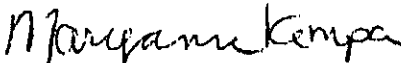
Discussion: None Vote: 4 in favor Abstained: 0 Opposed: 0

Motion was made by Commissioner King and seconded by Commissioner Giglio that a letter be sent to the First Selectman concerning the raising of the ZBA fees from \$275 to \$325.

Discussion: None Vote: 4 in favor Abstained: 0 Opposed: 0

Motion was made by Commissioner King and seconded by Commissioner Giglio to adjourn the meeting at 7:35 p.m.

Respectfully submitted,


Maryann Kempa, Clerk

FEB 24 2010