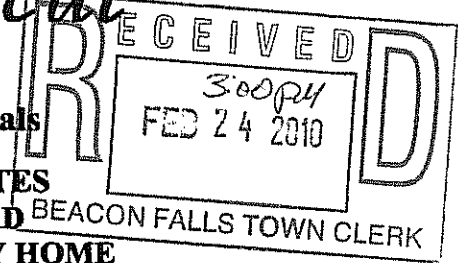


TOWN of BEACON FALLS
Connecticut

Zoning Board of Appeals

**CONTINUATION OF PUBLIC HEARING MINUTES
ANTHONY RUBANO, 202 COLD SPRING ROAD
FRONT YARD VARIANCE TO BUILD TWO FAMILY HOME
FEBRUARY 11, 2010**



The Public Hearing was called to order at 7:00 p.m. by Commissioner Bousquet.

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

Absent: Commissioner W. Mis.

Also Present: J. Mylen, A. Rubano, E. O'Neill, Ellen MacDonald and Donald MacDonald.

Pledge of Allegiance recited

Chairman Bousquet read the following notice:

Notice is hereby given that the Town of Beacon Falls, Zoning Board of Appeals will continue the following Public Hearing on Thursday, February 11, 2010 at 7:00 p.m. at the Beacon Falls Town Hall, Assembly Room, 10 Maple Avenue, Beacon Falls, CT. The following application for variance will be heard:

Anthony Rubano, 202 Cold Spring Road, Beacon Falls, CT
Section 11 – Front yard variance to build two-family home with minimum width 110 foot frontage, requirement 200 foot frontage

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 - Maryann Kempa, Clerk

The return receipts for abutting property owners and a list were forwarded to the Commission.

Chairman Bousquet asked if anybody would like to speak against the application.

Ellen MacDonald, 210 Cold Spring Road stated she did not feel there is any hardship to grant this variance. A single family home should be built not the proposed two family.

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PAGE 2

Mrs. MacDonald read a letter stating her concerns to the Commission at the previous meeting. She also presented numerous pictures of the property. A copy of the letter and the pictures are on file.

Katherine Hicks, 19 Bryson Avenue, Seymour, CT owner of property at 220 Cold Spring Road, stated her concerns and feels a one family home should be built not the proposed two family. Ms. Hicks presented read a letter stating her concerns to the Commission at the previous meeting. A copy of the letter is on file. Ms. Hicks feels the Commission should reject the variance.

Chairman Bousquet asked again if anybody would like to speak against the application. There was no response.

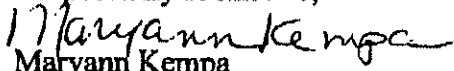
Chairman Bousquet asked if anybody would like to speak in favor of the application.

Joe Mylen of Mycon Associates represented Mr. Rubano. Mr. Mylen stated he designed the two family home in keeping with the homes currently in the neighborhood. He explained that there are two family homes within this area. Mr. Mylen is asking that the application be approved.

Chairman Bousquet asked three times if anybody would like to speak in favor of the application. There was no response.

Motion was made by Commissioner Grace and seconded by Commissioner Uhl to close the Public Hearing at 7:09 p.m.

Respectfully submitted,



Maryann Kempa

Clerk

FEB 24 2010