

TOWN of BEACON FALLS  
*Connecticut*

ZONING BOARD OF APPEALS DEC 01 2011

*9:57 AM*  
*Jarrame B. Heath*

December 1, 2011

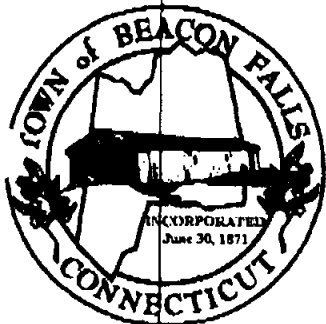
Town Clerk- Kurt Novak  
 Town of Beacon Falls  
 10 Maple Avenue  
 Beacon Falls, CT 06403

The Town of Beacon Falls Zoning Board of Appeals will hold its regular meeting on Thursday, December 8, 2011 at 7:30 p.m. at the Town Hall Assembly Room. The agenda is as follows:

1. Call to Order
2. Pledge of Allegiance
3. Reading of Minutes
4. Setting of Hearing Dates
5. Unfinished Business
6. New Business
7. Correspondence
8. Payment of Bills
9. Adjournment

Respectfully submitted,

*Maryann Kempa*  
 Maryann Kempa  
 Clerk



TOWN of BEACON FALLS  
*Connecticut*

ZONING BOARD OF APPEALS

November 7, 2011

Kurt Novak, Town Clerk  
 Town of Beacon Falls  
 10 Maple Avenue  
 Beacon Falls, CT 06403

*901 Ace*  
*NOV 18 2011*  
*Judith Perleworth*

Dear Mr. Novak:

Re: Schedule of Zoning Board of Appeals Meetings for Year 2012

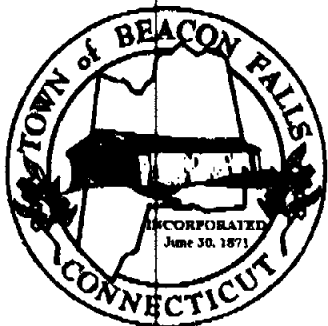
The schedule of meetings for the ZBA for the year 2012 is as follows:

- January 12<sup>th</sup>
- February 9<sup>th</sup>
- March 8<sup>th</sup>
- April 12<sup>th</sup>
- May 10<sup>th</sup>
- June 14<sup>th</sup>
- July 12<sup>th</sup>
- August 9<sup>th</sup>
- September 13<sup>th</sup>
- October 11<sup>th</sup>
- November 8<sup>th</sup>
- December 13<sup>th</sup>

Sincerely,

*Maryann Kempa*  
 Maryann P. Kempa  
 Clerk

Cc: Board Members



TOWN of BEACON FALLS  
*Connecticut*

ZONING BOARD OF APPEALS

REGULAR MEETING MINUTES  
 NOVEMBER 10, 2011

9:00 AM  
 11/18/2011  
*Judith Beckwith*

The Regular Meeting of the Zoning Board of Appeals was called to order at 7:36 p.m. by Chairman Bousquet.

Present: Chairman D. Bousquet, Commissioners: E. Grace, W. Giglio and W. Mis.

Absent: Alternate: N. King.

**Reading of Minutes**

**Motion was made by Commissioner Grace and seconded by Commissioner Giglio to waive the reading of the minutes and to approve the minutes as mailed.**

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

Chairman Bousquet noted that a letter of resignation has been received per Susan Cable, First Selectman. Commissioner Giglio asked if a replacement will be appointed. Chairman Bousquet will speak to the Selectman.

**Setting of Hearing Dates – none**

**Unfinished Business – none**

**New Business – none**

**Correspondence – none**

**Payment of Bills**

M. Kempa

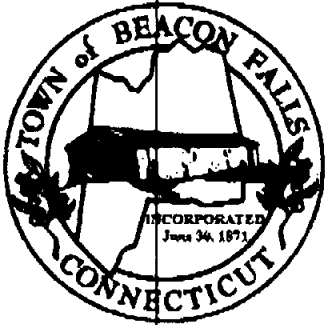
**Motion was made by Commissioner Mis and seconded by Commissioner Giglio to pay the bill as submitted.**

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

**Motion was made by Commissioner Mis and seconded by Commissioner Giglio to adjourn the meeting at 7:40 p.m.**

Respectfully submitted,

*Maryann Kempa*  
 Maryann Kempa, Clerk



TOWN of BEACON FALLS  
*Connecticut*

ZONING BOARD OF APPEALS

November 2, 2011

Town Clerk- Kurt Novak  
 Town of Beacon Falls  
 10 Maple Avenue  
 Beacon Falls, CT 06403

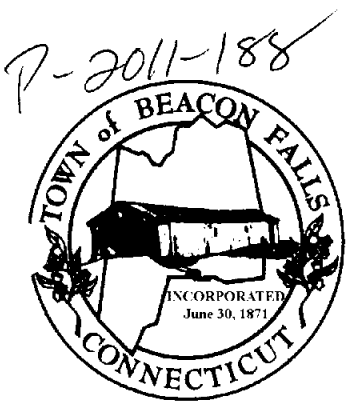
9:00 AM  
 11/2/2011  
*Spencer Keckwick*

The Town of Beacon Falls Zoning Board of Appeals will hold its regular meeting on Thursday, November 10, 2011 at 7:30 p.m. at the Town Hall Assembly Room. The agenda is as follows:

1. Call to Order
2. Pledge of Allegiance
3. Reading of Minutes
4. Setting of Hearing Dates
5. Unfinished Business
6. New Business
7. Correspondence
8. Payment of Bills
9. Adjournment

Respectfully submitted,

*Maryann Kempa*  
 Maryann Kempa  
 Clerk



Town of BEACON FALLS  
*Connecticut*

ZONING BOARD OF APPEALS

November 3, 2011

3.17P4  
DEC 13 2011  
Anita J. Beckwith

Town of Beacon Falls  
Planning and Zoning Commission  
10 Maple Avenue  
Beacon Falls, CT 06403

Re: 127 Pines Bridge Road/Lot #45 – Drs. Sudipta and Bindu Dey

The following motion was made at the Zoning Board of Appeals, Special Meeting on September 29, 2011:

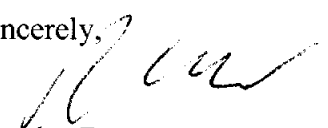
**Motion was made by Chairman Bousquet and seconded by Commissioner Giglio to grant the front yard parking variance from 30% to 50% per section 62.7.6 for 127 Pines Bridge Road/Lot #45, Drs. Sudipta and Bindu Dey**

**Discussion:** Commissioner Giglio asked if the 50% was omitted from the area, could the applicant still build. It was explained that as a certain amount of parking spaces are required.

Commissioner Mis stated that they did a very good job during the presentation. One of the key things was a homeowner stating his concern about potential water issues. The engineer explained how they divided the property and handled the grading of the property and the parking lot to actually reduce the chance of any water going down. This should be a positive thing. He stated he is in favor of granting the variance.

**Vote: 4 in favor      Abstained: 0      Opposed: 0**

Sincerely,



Douglas Bousquet  
Chairman



Town of BEACON FALLS  
*Connecticut*

INLAND WETLANDS & WATERCOURSE COMMISSION

November 3, 2011

011/03/2011

Town of Beacon Falls  
Planning and Zoning Commission  
10 Maple Avenue  
Beacon Falls, CT 06403

Re: 127 Pines Bridge Road/Lot #45 – Drs. Sudipta and Bindu Dey

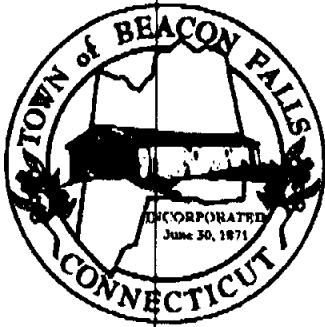
The following motion was made at the Inland Wetlands and Watercourse Commission, Regular Meeting on August 10, 2011:

**Motion was made by Commissioner Minnick and seconded by Vice Chairman Knapik to approve Application A-2011-291 127 Pines Bridge Road – Lot #45 – Dr. Dey after review and information of the public hearing that there are no prudential and feasible alternatives to this application that included are the standard conditions of approval which includes revised plans dated 8/4/11. Additional information required: A schedule of maintenance of the separators and detention pond within the review area, a detail of the invasive plant species mitigation and out of kind wetlands planting in the mitigation area.**

**Discussion: None      Vote: 5 in favor      Abstained: 0      Opposed: 0**

Sincerely,

Edward J. Smith  
Chairman



TOWN of BEACON FALLS  
*Connecticut*

ZONING BOARD OF APPEALS <sup>9:00</sup> OCT 20 2011

REGULAR MEETING MINUTES  
 OCTOBER 13, 2011

*Yvonne A. Bousquet*  
 BEACON FALLS TOWN CLERK

The Regular Meeting of the Zoning Board of Appeals was called to order at 7:30 p.m. by Chairman Bousquet.

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

Absent: Commissioner W. Mis.

Chairman Bousquet stated that Robert Uhl has resigned.

Also Present: Robin Pivirotto, 221 Bethany Road.

The Pledge of Allegiance was recited.

**Motion was made by Commissioner Grace and seconded by Commissioner Giglio to appoint Alternate N. King to the board.**

**Discussion: None Vote: 3 in favor Abstained: 0 Opposed: 0**

**Reading of Minutes**

**Motion was made by Commissioner Grace and seconded by Commissioner Giglio to waive the reading of the minutes and to approve the minutes as mailed.**

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

**Setting of Hearing Dates – none**

**Unfinished Business**

Robin Pivirotto of 221 Bethany Road submitted the as built plot plan dated June 29, 2011 for the garage that was built for signature.

**New Business**

Joseph Michaud, Contractor came before the board representing Ed and Maria Zaldombide of 34 Lasky Road. The proposal is for an addition to the home which will be too close to the property line. Currently the house is non-conforming. The proposed plan would require a variance. The suggestion was made that the deck and the addition be shifted so no variance would be needed.

**ZONING BOARD OF APPEALS  
REGULAR MEETING MINUTES, OCTOBER 13, 2011**

**PAGE 2**

**Correspondence**

Chairman Bousquet noted a letter dated August 22, 2011 from Susan Cable regarding Clerk's Rate of Pay.

**Motion was made by Commission Giglio and seconded by Chairman Bousquet to increase the Clerk's salary \$2.00 per hour and each meeting from \$35.00 to \$37.00.**

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

Chairman Bousquet requested a letter be sent to IWWC regarding 127 Pines Bridge Road – Dr. Dey. The letter was sent on October 20, 2011.

**Payment of Bills**

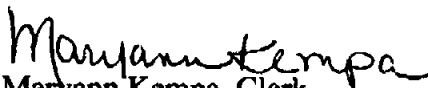
M. Kempa and Republican-American Newspaper

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

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

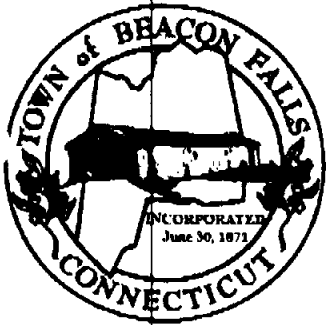
**Motion was made by Commissioner King and seconded by Commissioner Grace to adjourn the meeting at 8:00 p.m.**

Respectfully submitted,

  
Maryann Kempa, Clerk

OCT 20 2011

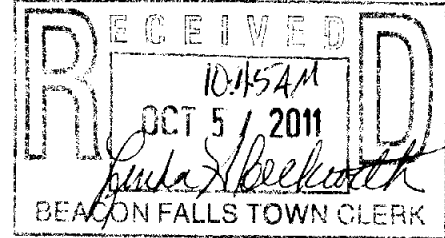




Town of BEACON FALLS  
*Connecticut*

**ZONING BOARD OF APPEALS**

October 5, 2011



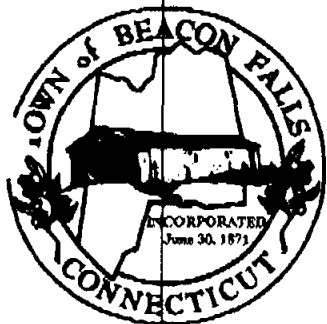
Town Clerk- Kurt Novak  
 Town of Beacon Falls  
 10 Maple Avenue  
 Beacon Falls, CT 06403

The Town of Beacon Falls Zoning Board of Appeals will hold its regular meeting on Thursday, October 13, 2011 at 7:30 p.m. at the Town Hall Assembly Room. The agenda is as follows:

1. Call to Order
2. Pledge of Allegiance
3. Reading of Minutes
4. Setting of Hearing Dates
5. Unfinished Business
6. New Business
7. Correspondence
8. Payment of Bills
9. Adjournment

Respectfully submitted,

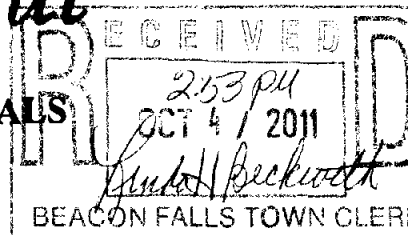
*Maryann Kempa*  
 Maryann Kempa  
 Clerk



TOWN of BEACON FALLS  
*Connecticut*

ZONING BOARD OF APPEALS

**PUBLIC HEARING MEETING MINUTES  
127 PINESBRIDGE ROAD/LOT #45  
DRS. SUDIPTA & BINDU DEY  
SEPTEMBER 29, 2011**



The Public Hearing of the Zoning Board of Appeals was called to order at 7:00 p.m. by Chairman Bousquet.

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

Absent: Commissioner R. Uhl.

Also Present: Jack Neubieser, JLN Consulting and James Cassidy, Hallisey, Pearson & Cassidy represented Drs. Sudipta & Bindu Dey and Sergio Felix, 135 Pines Bridge Road.

Chairman Bousquet read the following:

Notice is hereby given that the Town of Beacon Falls, Zoning Board of Appeals will hold a Public Hearing on Thursday, September 29, 2011 at 7:00 p.m. at the Beacon Falls Town Hall, Conference Room, 10 Maple Avenue, Beacon Falls, CT. The following application will be heard: 127 Pines Bridge Road/Lot #45 – Drs. Sudipta & Bindu Dey Front yard parking variance from 30% to 50% per section 62.7.6.

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. Published in the Republican American Newspaper on Thursday, September 15, 2011 and Thursday, September 22, 2011.

Jack Neubieser, JLN Consulting representing Drs. Dey forwarded certified return receipts and a list of the adjoining property owners that were notified of the public hearing.

Jim Cassidy, Hallisey, Pearson & Cassidy, Civil Engineers and Land Surveyors came before the board and presented the proposed plan for the new 5,000 square foot/one story office building for Drs. Dey on 127 Pines Bridge Road. The front entrance will be located right opposite Pines Bridge Road. The existing house and shed will be removed. The entrance to the parking lot will be on Pines Bridge Road. A parking area will be along the front of the building (two tiered) against the front of the building and against the street line. There will also be parking on the side of the building. When the property was developed, the best was done to minimize the impacts on the environment, the wetlands and keeping the building as far back as possible. Inland, Wetlands approval was granted for activity of about 3,200 square feet directly in the wetlands.

**ZONING BOARD OF APPEALS  
PUBLIC HEARING MEETING MINUTES  
127 PINESBRIDGE ROAD/LOT #45  
DRS. SUDIPTA & BINDU DEY  
SEPTEMBER 29, 2011**

**PAGE 2**

Jim Cassidy stated they are before the board for a variance because in regulation 62.7.6 it states that when developing a parcel of property with parking in the IPD not more than 30% of the parking area can be over the front building line; they are at 50%. They cannot push the building back any further because of the wetlands. The property has a severe hardship because it is really restricted by the amount of wetlands. Currently the property slopes from the back toward the front. The drainage is going in that direction. There are two watersheds, a watercourse up to the west and then a watercourse off to the east side of the property. All the parking lot drainage is discharging into a drainage system. There is a storm water quality basin on the property. It will cleanse the water and then discharge it back to the wetlands. There will be no increase flow out of the present site. The storm water basin has wetlands type shrubbery around it and it is shallow.

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

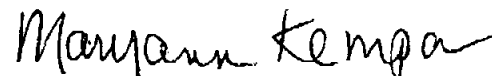
Sergio Felix, 135 Pines Bridge Road came before the board asking if any work is going to be done between Dr. Dey's property and his property. Jim Cassidy stated that nothing would be happening. He stated when it rains he gets water on his property and in his basement. Jim Cassidy stated he has spoken with Jim Galligan, Town Engineer. He explained that the watershed is split in two. The building and the parking lot drain to the east to a catch basin. Chairman Bousquet explained that the application was approved by the Inland, Wetlands Commission.

Chairman Bousquet asked three times if anybody would like to speak against the variance. There was no response.

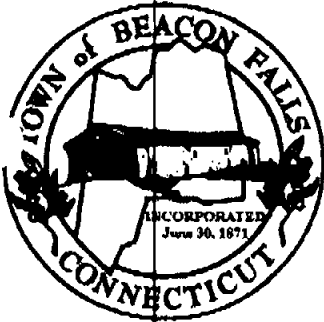
Chairman Bousquet asked three times if anybody would like to speak for the variance. There was no response.

**Motion was made by Commissioner Grace and seconded by Commissioner Mis to close the public hearing at 7:30 p.m.**

Respectfully submitted,

  
Maryann Kempa  
Clerk

09/29/2011



# TOWN of BEACON FALLS Connecticut

## ZONING BOARD OF APPEALS

### SPECIAL MEETING MINUTES, SEPTEMBER 29, 2011 127 PINES BRIDGE ROAD/LOT #45 - DRS. DEY FRONT YARD PARKING VARIANCE

The Special Meeting of the Zoning Board of Appeals was called to order at 7:32 p.m. by Chairman Bousquet.

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

Absent: Commissioner R. Uhl.

Also Present: Jack Neubieser, JLN Consulting and Jim Cassidy, Hallisey, Pearson & Cassidy representing Drs. Sudipta & Bindu Dey.

**Motion was made by Chairman Bousquet and seconded by Commissioner Giglio to appoint Alternate Nancy King to the board.**

**Discussion: None                      Vote: 4 in favor                      Abstained: 0                      Opposed: 1**

**Motion was made by Commissioner Bousquet and seconded by Commissioner Giglio to rescind the motion.**

**Discussion: None                      Vote: 4 in favor                      Abstained: 0                      Opposed: 1**

Commissioner Grace stated that he feels this is a valuable project. There is a genuine hardship. Not granting the variance would deny Drs. Dey legitimate use of their property. There is no negative impact. He stated he is in favor of granting the variance.

Chairman Bousquet stated he is in favor of granting the variance.

**Motion was made by Chairman Bousquet and seconded by Commissioner Giglio to grant the front yard parking variance from 30% to 50% per section 62.7.6 for 127 Pines Bridge Road/Lot #45, Drs. Sudipta and Bindu Dey**

**Discussion:** Commissioner Giglio asked if the 50% was omitted from the area, could the applicant still build. It was explained that as a certain amount of parking spaces are required.

Commissioner Mis stated that they did a very good job during the presentation. One of the key things was a homeowner stating his concern about potential water issues. The engineer explained how they divided the property and handled the grading of the property

**ZONING BOARD OF APPEALS  
SPECIAL MEETING MINUTES, SEPTEMBER 29, 2011  
127 PINES BRIDGE ROAD/LOT #45 - DRS. DEY  
FRONT YARD PARKING VARIANCE**

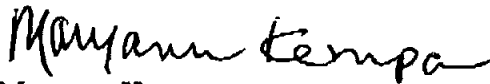
**PAGE 2**

and the parking lot to actually reduce the chance of any water going down. This should be a positive thing. He stated he is in favor of granting the variance.

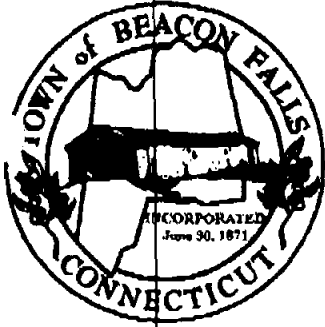
**Vote: 4 in favor      Abstained: 0      Opposed: 0**

**Motion was made by Commissioner Giglio and seconded by Commissioner Grace to adjourn at 7:40 p.m.**

Respectfully submitted,



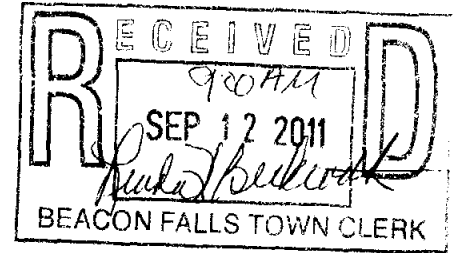
Maryann Kempa  
Clerk



TOWN of BEACON FALLS  
*Connecticut*

ZONING BOARD OF APPEALS

September 12, 2011



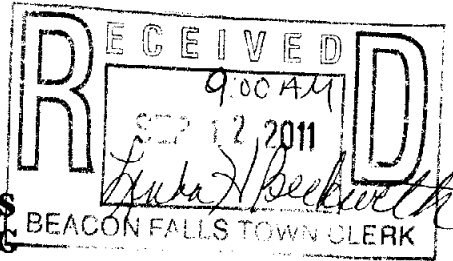
Town Clerk- Kurt Novak  
 Town of Beacon Falls  
 10 Maple Avenue  
 Beacon Falls, CT 06403

The Town of Beacon Falls Zoning Board of Appeals will hold a Special Meeting on Thursday, September 29, 2011 at 7:30 p.m. at the Town Hall Conference Room. The agenda is as follows:

Discussion and possible vote regarding:  
 127 Pines Bridge Road/Lot #45 – Drs. Sudipta & Bindu Dey  
 Front yard parking variance from 30% to 50% per section 62.7.6

Respectfully submitted,

*Maryann Kempa*  
 Maryann Kempa  
 Clerk



**TOWN OF BEACON FALLS  
 ZONING BOARD OF APPEALS  
 NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Town of Beacon Falls, Zoning Board of Appeals will hold a Public Hearing on Thursday, September 29, 2011 at 7:00 p.m. at the Beacon Falls Town Hall, Conference Room, 10 Maple Avenue, Beacon Falls, CT. The following application will be heard:

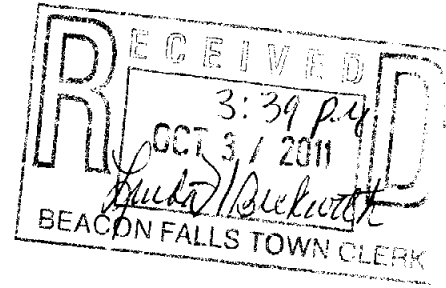
127 Pines Bridge Road/Lot #45 – Drs. Sudipta & Bindu Dey  
 Front yard parking variance from 30% to 50% per section 62.7.6

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  
 Thursday, September 15, 2011  
 Thursday, September 22, 2011

**TOWN OF BEACON FALLS  
ZONING BOARD OF APPEALS  
NOTICE OF DECISION**



Notice is hereby given that on Thursday, September 29, 2011 at the Special Meeting of the Zoning Board of Appeals the following variance was granted:

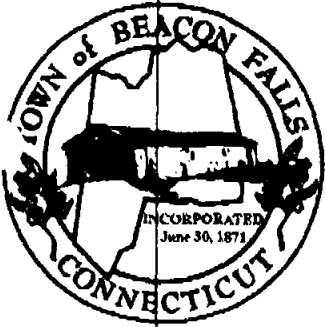
127 Pines Bridge Road/Lot #45 -- Drs. Sudipta & Binda Dey  
Front yard parking variance from 30% to 50% per section 62.7.6

Materials pertaining to this matter are available by contacting the Zoning Board of Appeals, 10 Maple Avenue, Beacon Falls, CT.

Douglas Bousquet  
Chairman

Republican American  
Wednesday, October 5, 2011

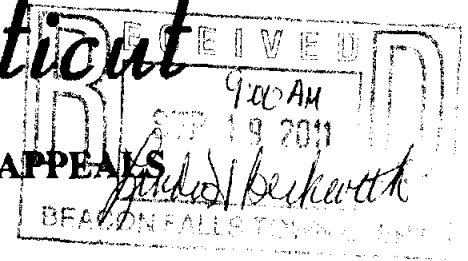




## TOWN of BEACON FALLS

# Connecticut

## ZONING BOARD OF APPEALS

**REGULAR MEETING MINUTES  
SEPTEMBER 8, 2011**


The Regular Meeting of the Zoning Board of Appeals was called to order at 7:30 p.m. by Chairman Bousquet.

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

Absent: Commissioner R. Uhl.

Also Present: Jack Neubieser, JLN Consulting representing Drs. Sudipta & Bindu Dey.

As there is a quorum, Alternate N. King was not appointed to the board.

### Reading of Minutes

**Motion was made by Commissioner Grace and seconded by Commissioner Mis to waive the reading of the minutes and to approve the minutes as mailed.**

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

### Setting of Hearing Dates

### Unfinished Business

Chairman Bousquet stated he does not know what is going on with D. Peterson's old property on Lasky Road.

**Website – discussed**

**Correspondence – none**

### New Business

#### 127 Pines Bridge Road/Lot #45 – Dr. Dey

Jack Neubieser of JLN Consulting representing Dr. Dey came before the board seeking a variance for the parking lot. The property was changed to an IPD zone which is consistent with the property across the street. They are requesting a variance of 50% to accommodate the parking for the medical office. The hardship is that the building cannot be pushed back into the property because of the existing wetlands. They were allowed by the Wetlands Commission to fill a small corner. They gave up two parking spaces. Therefore, they are seeking a front yard variance from 30% to 50% per section 62.7.6. The application, the fee of \$375.00 and six copies of the plans have been submitted to the board.

**ZONING BOARD OF APPEALS  
REGULAR MEETING MINUTES, SEPTEMBER 8, 2011**

**PAGE 2**

A public hearing was scheduled for Thursday, September 29, 2011 at 7:00 p.m. and a special meeting at 7:30 p.m. at the Town Hall, conference room.

**Payment of Bills  
M. Kempa**

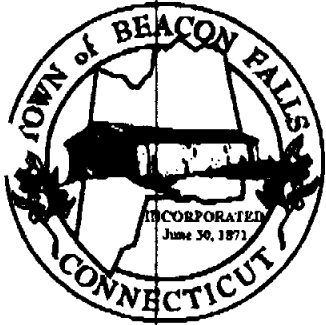
**Motion was made by Commissioner Mis and seconded by Commissioner Giglio to pay the bill as submitted.**

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

**Motion was made by Commissioner Mis and seconded by Commissioner Giglio to adjourn the meeting at 8:00 p.m.**

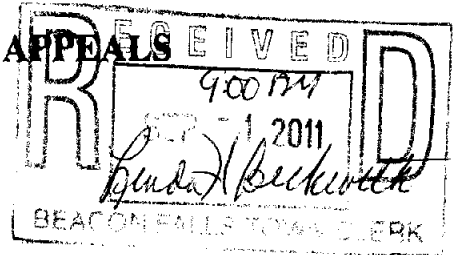
Respectfully submitted,

  
Maryann Kempa, Clerk



TOWN of BEACON FALLS  
*Connecticut*

ZONING BOARD OF APPEALS



September 1, 2011

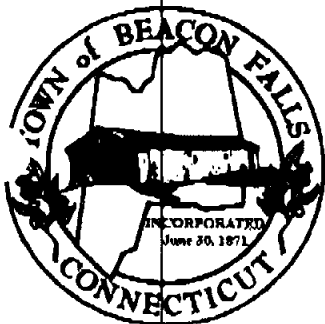
Town Clerk- Kurt Novak  
 Town of Beacon Falls  
 10 Maple Avenue  
 Beacon Falls, CT 06403

The Town of Beacon Falls Zoning Board of Appeals will hold its regular meeting on Thursday, September 8, 2011 at 7:30 p.m. at the Town Hall Assembly Room. The agenda is as follows:

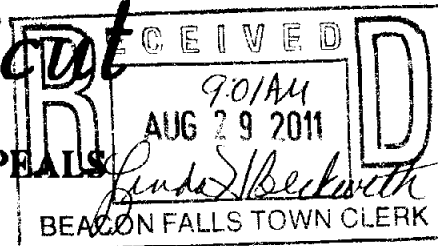
1. Call to Order
2. Pledge of Allegiance
3. Reading of Minutes
4. Setting of Hearing Dates
5. Unfinished Business
6. New Business  
 127 Pines Bridge Road/Lot #45 – Dr. Dey – Parking Lot
7. Correspondence
8. Payment of Bills
9. Adjournment

Respectfully submitted,

*Maryann Kempa*  
 Maryann Kempa  
 Clerk



Town of BEACON FALLS  
*Connecticut*



ZONING BOARD OF APPEALS

REGULAR MEETING MINUTES  
 AUGUST 11, 2011

The Regular Meeting of the Zoning Board of Appeals was called to order at 7:36 p.m. by Chairman Bousquet.

Present: Chairman D. Bousquet, Commissioners: E. Grace, R. Uhl, W. Giglio and W. Mis, M. Krenesky (7:40 p.m.).

Absent Alternate: Commissioner N. King.

**Reading of Minutes**

**Motion was made by Commissioner Mis and seconded by Commissioner Grace to waive the reading of the minutes and to approve the minutes as mailed.**

**Discussion: None Vote: 5 in favor Abstained: 0 Opposed: 0**

**Setting of Hearing Dates – none**

Chairman Bousquet mentioned D. Peterson's old property on Lasky Road. A complaint was made about a drain being pulled. The property was walked and there found a junk yard at the top – the old garage. The garage was rented out. There are old car parts, smashed windows, tires, tractors and trailers. A cease and desist has been issued. Pictures have been taken. Nothing has been done on the site to clean it up. Two fence systems have been put up so you can't see in there. There are no trespassing signs and beware of dogs.

**Unfinished Business**

Chairman Bousquet explained that Inland Wetlands has approved Dr. Dey's application. There will be a Planning and Zoning meeting next week on a zone change.

Wyndham Homes there is nothing to discuss. The Cease and Desist is still in place. The Zoning Board of Appeals received a memo dated June 9, 2011 from Elliott Fuller concerning Chatfield Farms requesting that the cease and desist be denied for the following reasons:

1. Unless determined otherwise, the original application(s) did not include the importing or exporting of large quantities of material from the site. See attached memo dated April 15, 2004. The material was to be used for roadways, drainage and utility installations within the subject site and quite possibly for future development.
2. Removing large quantities of material would adversely impact the future development of Phases 3-5.

**ZONING BOARD OF APPEALS  
REGULAR MEETING MINUTES, AUGUST 11, 2011**

**PAGE 2**

3. The unfinished portion of Chatfield Drive consists of only a binder course and is already in poor condition. To subject this road to a large volume of heavy truck traffic will only compromise it further.

4. The trucks must exit the site over the finished portion of Chatfield Drive and the brick pavers at the site entrance which were also adversely impacted by the previous removal of large quantities of material.

5. The sedimentation basins adjacent to the access road to the material stockpiles are also compromised and further activity in this area will only worsen conditions.

**Correspondence – none**

**New Business**

Selectman M. Krenesky came before the board to discuss the new town website. The suggestion was made to put the application and instructions on the website. The new town hall phone system was also discussed. The possible increase in the clerk's salary was also discussed.

**Payment of Bills**

M. Kempa

**Motion was made by Commissioner Grace and seconded by Commissioner Giglio to pay the bill as submitted.**

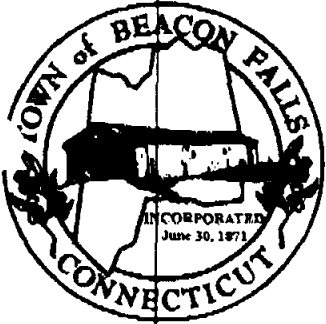
**Discussion: None    Vote: 5 in favor    Abstained: 0    Opposed: 0**

**Motion was made by Commissioner Grace and seconded by Chairman Bousquet to adjourn the meeting at 8:05 p.m.**

Respectfully submitted,

  
Maryann Kempa, Clerk

AUG 29 2011

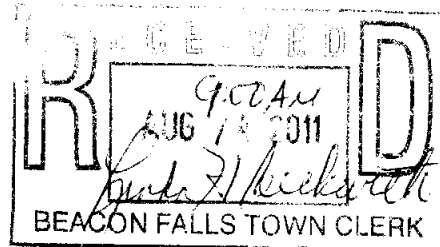


Town of BEACON FALLS  
*Connecticut*

ZONING BOARD OF APPEALS

August 3, 2011

Town Clerk- Kurt Novak  
 Town of Beacon Falls  
 10 Maple Avenue  
 Beacon Falls, CT 06403

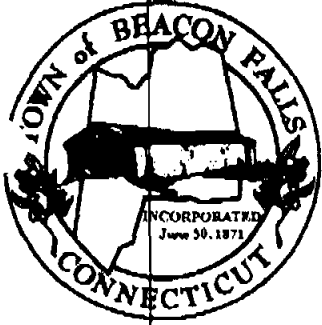


The Town of Beacon Falls Zoning Board of Appeals will hold its regular meeting on Thursday, August 11, 2011 at 7:30 p.m. at the Town Hall Assembly Room. The agenda is as follows:

1. Call to Order
2. Pledge of Allegiance
3. Reading of Minutes
4. Setting of Hearing Dates
5. Unfinished Business
6. New Business
7. Correspondence
8. Payment of Bills
9. Adjournment

Respectfully submitted,

*Maryann Kempa*  
 Maryann Kempa  
 Clerk

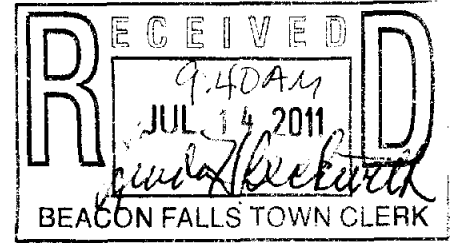


TOWN of BEACON FALLS  
*Connecticut*

ZONING BOARD OF APPEALS

July 14, 2011

Mr. Kurt Novak  
 Town Clerk  
 Town of Beacon Falls  
 10 Maple Avenue  
 Beacon Falls, CT 06403

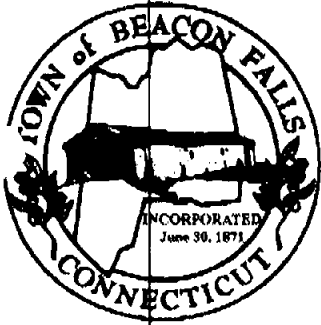


Dear Mr. Novak:

The Zoning Board of Appeals Regular Meeting of July 14, 2011 was cancelled.

Respectfully submitted,

*Maryann Kempa*  
 Maryann Kempa  
 Clerk

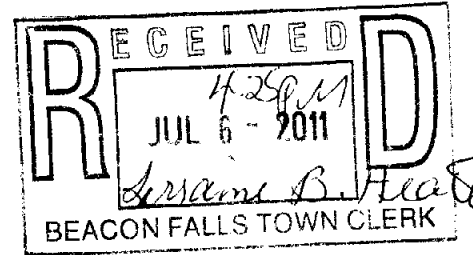


TOWN of BEACON FALLS  
*Connecticut*

ZONING BOARD OF APPEALS

July 6, 2011

Town Clerk- Kurt Novak  
 Town of Beacon Falls  
 10 Maple Avenue  
 Beacon Falls, CT 06403



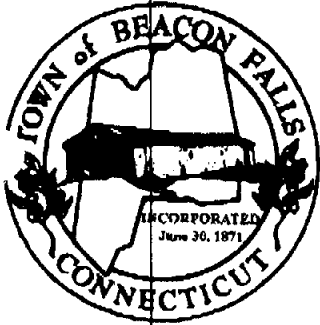
The Town of Beacon Falls Zoning Board of Appeals will hold its regular meeting on Thursday, July 14, 2011 at 7:30 p.m. at the Town Hall Assembly Room. The agenda is as follows:

1. Call to Order
2. Pledge of Allegiance
3. Reading of Minutes
4. Setting of Hearing Dates
5. Unfinished Business
6. New Business
7. Correspondence
8. Payment of Bills
9. Adjournment

Respectfully submitted,

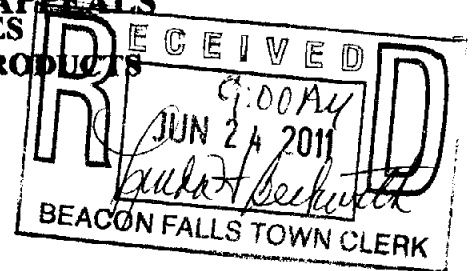
*Maryann Kempa*  
 Maryann Kempa  
 Clerk





TOWN of BEACON FALLS  
*Connecticut*

ZONING BOARD OF APPEALS  
 CHATFIELD FARMS/WYNDHAM HOMES  
 CEASE AND DESIST - REMOVAL OF EARTH PRODUCTS  
 PUBLIC HEARING MINUTES  
 AND REGULAR MEETING MINUTES  
 JUNE 9, 2011



The Public Hearing was called to order at 7:04 p.m. by Chairman Bousquet.

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

Absent: Commissioner R. Uhl.

Also Present: Atty. Steven Byrne, Vincent Morneau, 3 Laurel Ridge, Elliott Fuller, 35  
 Chatfield Drive, Bruce Ploss, 655 Skokorat Road, Robert Spear, 15 Lakeview Rise and  
 M. Krenesky (7:20 p.m.).

Chairman Bousquet read the following notice: Town of Beacon Falls, Zoning Board of  
 Appeals, Notice of Public Hearing. Notice is hereby given that the Town of Beacon  
 Falls, Zoning Board of Appeals will hold a Public Hearing on Thursday, June 9, 2011 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: Chatfield Farms/Wyndham Homes,  
 Appeal of Cease and Desist Order/Removal of Earth Products.

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  
 Newspaper - Thursday, May 26, 2011 and Friday, June 3, 2011.

**Motion was made by Chairman Bousquet and seconded by Commissioner Giglio to  
 appoint Alternate Commissioner King to the board.**

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

Chairman Bousquet has recused himself.

Commissioner Grace will be chairing the meeting.

Commissioner Grace asked if there is any at the meeting who is asking for the appeal or  
 the variance concerning the Cease and Desist Order for Removal of Earth Products. Atty.  
 Byrne stated he spoke to Bruce Wittenberg, Wyndham Homes he will not be at the  
 meeting tonight. He left the matter to Cherry Hill, Rob Sacks. Basically, Cherry Hill was  
 removing material from Chatfield Farms. It was Brian Herb, Zoning Enforcement Officer

**CHATFIELD FARMS/WYNDHAM HOMES  
CEASE AND DESIST – REMOVAL OF EARTH PRODUCTS  
PUBLIC HEARING MINUTES AND REGULAR MEETING MINUTES  
JUNE 9, 2011**

**PAGE 2**

and the Planning and Zoning contention that no material should be removed as it is needed to restore the site once the project is completed. Wyndham Homes claims that there surplus material. Cherry Hill was instructed to come to the meeting with evidence that there is surplus material. Commissioner Grace asked three times if Mr. Sacks was present at the meeting. There was no response. Commissioner Grace asked if there was anybody at the meeting representing Chatfield Farms/Wyndham Homes. There was no response.

Commissioner Grace noted the following correspondence:

1. Letter dated May 25, 2011 to Brian Herb, Zoning Enforcement Officer from Bruce Wittenberg requesting the opportunity to appeal the Cease and Desist.
2. A copy of the Cease and Desist Order dated 3/8/11 to Bruce Wittenberg, Chatfield Farms/Wyndham Homes.
3. Letter from Brian Herb to Chairman Bousquet regarding Cease and Desist Order.
4. Letter dated May 19, 2011 to Bruce Wittenberg, Chatfield Farms/Wyndham Homes, Certified Mail, Return Receipt Requested from M. Kempa, Clerk regarding Public Hearing for Appeal. A copy of the Notice of the Public Hearing was enclosed.
5. Letter dated May 4, 2011 from Atty. Steven Byrne to Douglas Bousquet, Chairman regarding Chatfield Farms/Wyndham Homes – Appeal of Cease and Desist Order dated 3/8/11.

Atty. Byrne stated he has spoken to Bruce Wittenberg, Chatfield Farms/Wyndham Homes and he did receive the information and forwarded the information to Rob Sacks.

Commissioner Grace asked three times if there was anyone who would like to speak in favor of the petition. There was no response.

Commissioner Grace asked if anybody would like to speak against the petition. Three people would like to speak against.

Mr. Albert Tornatore, 12 Laurel Ridge, Beacon Falls, CT, President of the Homeowners Association/Chatfield Farms. Mr. Tornatore stated that a year ago Wyndham shut down operation. The homeowners association has not had any contact with Wyndham Homes in the last year. The homeowners association is running the operation themselves. The homeowners association has removed Cherry Hill's access to the property. He feels there is no reason to have the Cease and Desist Order removed. He feels it should not be discussed until a developer is on the property that can monitor, supervise any construction work and removal of any material. Cherry Hill processed a lot of fill on the property. Wyndham Homes still owner of the property but has abandoned the property. Cherry Hill does not belong on the property. Nobody has monitored the trucks removing the fill at about 30-40 trucks per day. Mr. Tornatore feels that the homeowners association and residents of Chatfield Farms should be notified. Cherry Hill does not have the new access codes to the property.

JUN 24 2011

**CHATFIELD FARMS/WYNDHAM HOMES  
 CEASE AND DESIST – REMOVAL OF EARTH PRODUCTS  
 PUBLIC HEARING MINUTES AND REGULAR MEETING MINUTES  
 JUNE 9, 2011 PAGE 3**

Commissioner Giglio stated that the location of the material in on undeveloped land. Commissioner Mis asked whose property is the material sitting on. Mr. Tornatore stated Chatfield Farms owned by the homeowners association. Commissioner Giglio asked if they have a legal right to the material. Atty. Byrne stated they may not have the right to the material. The material was stockpiled for landscaping and grading to finish the project. No material should be taken off the property without monitoring. No information has been provided with proof that there is extra material on the site.

Mr. Elliott Fuller, 35 Chatfield Drive, Professional Engineer and Land Surveyor stated he reviewed the plans at the time of the proposal. To take material off the site they are driving over finished roads. He discussed the matter with Kevin McDuffy. He stated thousands of yards have been taken off the site. Discussions were held with Cherry Hill, Bob Sacks and Bruce Wittenberg. He met with Darin Overton of Milone and MacBroom who was also the project engineer. Mr. Fuller presented a letter dated April 15, 2004 to James Galligan, P.E. from Darin L. Overton, P.E. Milone and MacBroom to the board. Mr. Fuller noted page 3 of Darin Overton’s letter stating in item C4. How many cubic yards of excavation or fill are required? R4. Earthwork for the site has not been computed, but the design is intended to provide for a balanced site. The size of the site will allow for small imbalances in the grading to be adjusted so that there will not be a need for large volumes of material to be either imported or exported from the site.

Mr. Fuller presented a memorandum to the Zoning Board of Appeals dated June 9, 2011 stating:

I respectfully request that the appeal to lift the Cease and Desist order for the removal of material from the subject site be denied for the following reasons:

1. Unless determined otherwise, the original application(s) did not include the importing or exporting of large quantities of material from this site. See attached memo dated April 15, 2004. The material was to be used for roadways, drainage and utility installations within the subject site and quite possibly for future development.
2. Removing large quantities of material would adversely impact the future development of Phases 3-5.
3. The unfinished portion of Chatfield Drive consists of only a binder course and is already in poor condition. To subject this road to a large amount of heavy truck traffic will only compromise it further.
4. The trucks must exit the site over the finished portion of Chatfield Drive and the brick pavers at the site entrance which were also adversely impacted by the previous removal of large quantities of material.

JUN 24 2011

**CHATFIELD FARMS/WYNDHAM HOMES  
CEASE AND DESIST – REMOVAL OF EARTH PRODUCTS  
PUBLIC HEARING MINUTES AND REGULAR MEETING MINUTES  
JUNE 9, 2011** **PAGE 4**

5. The sedimentation basins adjacent to the access road to the material stockpiles are also compromised and further activity in this area will only worsen conditions.

The copies of these letters are on file.

Commissioner Grace stated he would like to open and then recess the regular meeting at 7:36 p.m.

**Motion was made by Commissioner Mis and seconded by Commissioner Giglio to open the regular meeting and to recess the meeting to continue the Public Hearing.**

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

**Motion was made by Commissioner Mis and seconded by Commissioner Grace to appoint Alternate Commissioner King to the board.**

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

Commissioner Grace noted that the board will continue to hear persons speaking against the petition.

Robert Spear, 15 Lakeview Rise, Beacon Falls, CT retired civil engineer referenced Darin Overton, Milone and MacBroom letter concerning no material should be taken off the site until the end of the job as 25,000 yards is need to complete the job. He feels Cherry Hill will have to make a deal with the new owners and wait until the end of job.

The return receipt was received from Bruce Wittenberg, Wyndham Homes on 5/23/11. We have not received any indication that Mr. Wittenberg has sent out the necessary letters.

Bruce Ploss, 655 Skokorat Road came before the board and presented and read the following correspondence: letter dated June 9, 2011, letter dated 5/14/2007 To Whom It May Concern, letter dated June 27, 2007 from Joseph Darnell, Wyndham Homes, Inc., letter dated March 22, 2006 to Cherry Hill Construction, letter dated December 16, 2010 to Planning and Zoning and Board of Selectmen, Regular Monthly Meeting Minutes dated December 13, 2010. The copies of these letters are on file.

Commissioner Grace asked three times if anybody else would like to speak against the petition. There was no response. Commissioner Grace also noted that there no one at the meeting to ask if they want to have the petition granted.

**Motion was made by Commissioner Mis and seconded by Commissioner Giglio to close the Public Hearing at 7:59 p.m.**

JUN 24 2011

**CHATFIELD FARMS/WYNDHAM HOMES  
CEASE AND DESIST – REMOVAL OF EARTH PRODUCTS  
PUBLIC HEARING MINUTES AND REGULAR MEETING MINUTES  
JUNE 9, 2011** **PAGE 5**

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

Commissioner Grace called the Regular Meeting of the Zoning Board of Appeals for June 9, 2011 was called to order at 8:00 p.m.

Chairman Bousquet is back on the board.

**Minutes**

**Motion was made by Commissioner Giglio and seconded by Commissioner King to waive the reading of the minutes and to accept the minutes as submitted.**

**Discussion: None    Vote: 5 in favor    Abstained: 0    Opposed: 0**

**Unfinished Business – none**

**Correspondence – none**

**New Business**

**Motion was made by Commissioner Giglio and seconded by Commissioner Mis to add to the agenda: Chatfield Farms/Wyndham Homes to discuss the appeal of the Cease and Desist Order.**

**Discussion: None    Vote: 5 in favor    Abstained: 0    Opposed: 0**

Chairman Bousquet recused himself.

**Motion was made by Commissioner Giglio and seconded by Commissioner King to have Commissioner Grace chair the meeting.**

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

Commissioner King stated since they received information and did not attend the meeting, the Cease and Desist should not be lifted. Commissioner Giglio stated that there is an issue with the filling on the property. A neutral party needs to determine if the fill should be left on the site or taken. There is a letter on file from Darin Overton, Milone and MacBroom, Engineer for the project stating that no fill should be removed. Commissioner Grace stated that the request can be denied based on the fact they never supplied the documentation that the adjoining property owners. There was evidence presented from residents of Wyndham homes and another property near the site indicates that the request should not be granted to overturn the Cease and Desist Order.

**Motion was made by Commissioner Mis and seconded by Commissioner Grace to deny the appeal to lift the Cease and Desist for the following reasons: did not comply with the board's instructions to send out registered letters to the abutting**

JUN 24 2011

**CHATFIELD FARMS/WYNDHAM HOMES  
 CEASE AND DESIST – REMOVAL OF EARTH PRODUCTS  
 PUBLIC HEARING MINUTES AND REGULAR MEETING MINUTES  
 JUNE 9, 2011 PAGE 6**

property owners, there is no evidence it was done and there are no return receipts, there is no evidence that is excess or lack of material there, there is no documentation, no certified engineering proof of that whether people have opinions but not have provided it and there is a question of who has legal rights to the material.

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

Chairman Bousquet is back on the board.


Payment of Bills  
 M. Kempa

**Motion was made by Commissioner King and seconded by Commissioner Mis to pay the bill as submitted.**

**Discussion: None    Vote: 5 in favor    Abstained: 0    Opposed: 0**

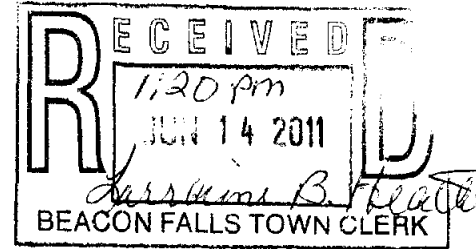
**Motion was made by Commissioner Mis and seconded by Commissioner King to adjourn the meeting at 8:10 p.m.**

Respectfully submitted,

  
 Maryann Kempa  
 Clerk

JUN 24 2011

**TOWN OF BEACON FALLS  
ZONING BOARD OF APPEALS  
NOTICE OF DECISION**



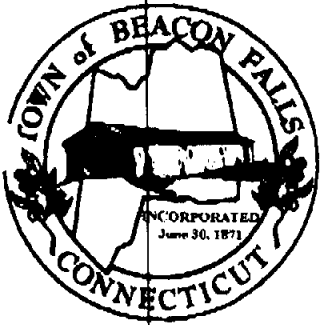
Notice is hereby given that on Thursday, June 9, 2011 at the Regular Meeting of the Zoning Board of Appeals denied the lifting of the Cease and Desist for:

**Chatfield Farms/Wyndham Homes  
Removal of Earth Products**

Materials pertaining to this matter are available by contacting the Zoning Board of Appeals, 10 Maple Avenue, Beacon Falls, CT.

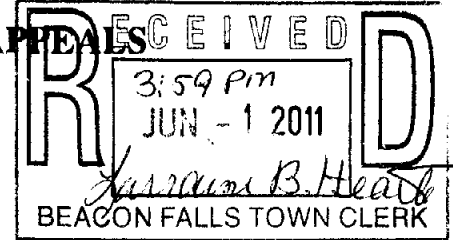
**Douglas Bousquet  
Chairman**

**Republican American  
Friday, June 17, 2011**



TOWN of BEACON FALLS  
*Connecticut*

ZONING BOARD OF APPEALS



June 1, 2011

Town Clerk- Kurt Novak  
 Town of Beacon Falls  
 10 Maple Avenue  
 Beacon Falls, CT 06403

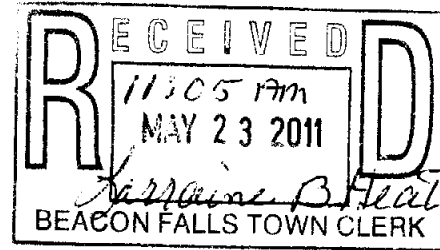
The Town of Beacon Falls Zoning Board of Appeals will hold its regular meeting on Thursday, June 9, 2011 at 7:30 p.m. at the Town Hall Assembly Room. The agenda is as follows:

1. Call to Order
2. Pledge of Allegiance
3. Reading of Minutes
4. Setting of Hearing Dates
5. Unfinished Business
6. New Business
7. Correspondence
8. Payment of Bills
9. Adjournment

Respectfully submitted,

*Maryann Kempa*  
 Maryann Kempa  
 Clerk





**TOWN OF BEACON FALLS  
 ZONING BOARD OF APPEALS  
 NOTICE OF PUBLIC HEARING**

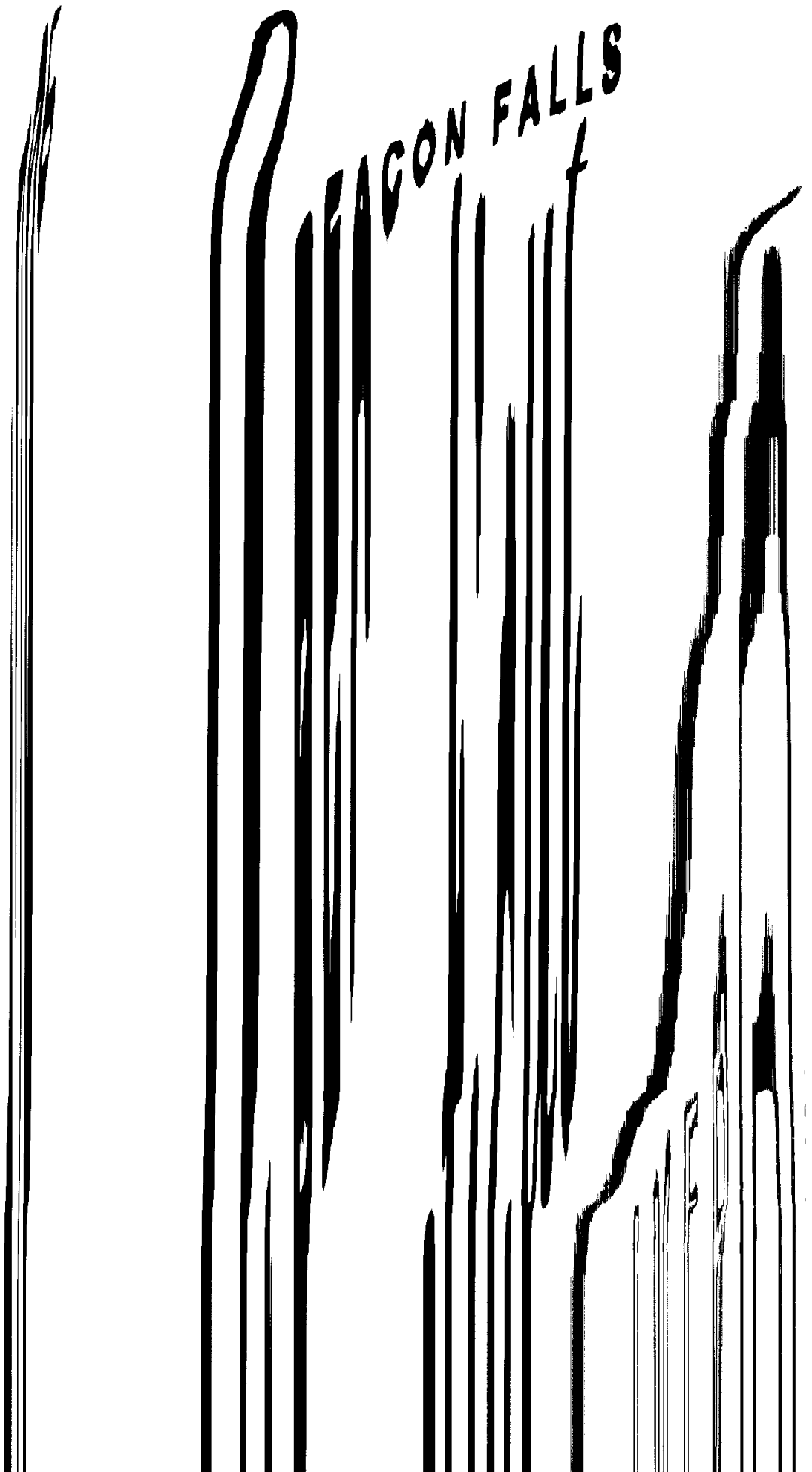
Notice is hereby given that the Town of Beacon Falls, Zoning Board of Appeals will hold a Public Hearing on Thursday, June 9, 2011 at 7:00 p.m. at the Beacon Falls Town Hall, Assembly Room, 10 Maple Avenue, Beacon Falls, CT. The following application will be heard:

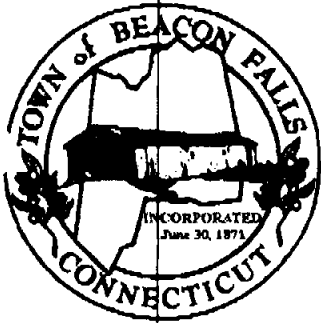
**Chatfield Farms/Wyndham Homes  
 Appeal of Cease and Desist Order/Removal of Earth Products**

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  
 Thursday, May 26, 2011  
 Friday, June 3, 2011**

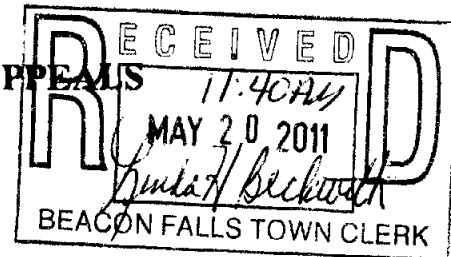




TOWN of BEACON FALLS  
*Connecticut*

ZONING BOARD OF APPEALS

REGULAR MEETING MINUTES  
 MAY 12, 2011



The Regular Meeting was called to order at 7:40 p.m. by Chairman Bousquet.

Present: Chairman D. Bousquet, Commissioners: E. Grace, R. Uhl, W. Giglio (7:50 p.m.) and Alternate: Commissioner N. King.

Absent: W. Mis.

**Pledge of Allegiance**

**Motion was made by Commissioner Uhl and seconded by Commissioner Grace to appoint Alternate Commissioner King.**

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

**Reading of Minutes**

**Motion was made by Commissioner King and seconded by Commissioner Uhl to approve the April minutes with the following change: Page 2 - in the motion the word *accept* will be changed to *approve*.**

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

**Setting of Hearing Dates**

Chairman Bousquet explained that a public hearing needs to be scheduled for Thursday, June 9, 2011 at 7 p.m. A letter was received from Steven Byrne, Land Use Attorney regarding Chatfield Farms/Wyndham Homes – Appeal of Cease and Desist Order dated 3/8/11.

Chairman Bousquet noted a letter from Zoning Enforcement Officer Brian Herb concerning the Cease and Desist Order that was order by the Planning and Zoning Commission. The Planning and Zoning Commission has asked that the Town Engineer work with the site engineer to come up with how much if any earth products material can be removed from this project.

Chairman Bousquet read the Cease and Desist Order dated 3/8/11 from Brian Herb, C.Z.E.O stating: you are not allowed to remove any more earth products without further approvals pursuant to sections 72 & 73 of the Zoning Regulations of the Town of Beacon Falls and Section 8-12 of the Connecticut General Statutes.

**ZONING BOARD OF APPEALS  
REGULAR MEETING MINUTES, MAY 12, 2011****PAGE 2**

Chairman Bousquet stated he will ask Atty. Byrne to attend the June 9, 2011 Public Hearing and meeting. A copy of the Public Hearing Notice will be forwarded to Town Engineer, James Galligan and a letter will be requesting he attend the hearing.

**Unfinished Business**

Chairman Bousquet stated that the matter of Rich and Robin Piviroto of 221 Bethany Road the line has been straightened as requested by the board.

**Correspondence – none****New Business**

Chairman Bousquet stated that Dr. Dey is in the process of purchasing Lafferty Property off of Pines Bridge Road to build a medical building. To obtain more parking in the front of the building, a parking variance will be needed.

It should be noted that this property is currently an eyesore.

Chairman Bousquet stated he feels that the board members should get ID Badges.

**Payment of Bills**

M. Kempa

**Motion was made by Commissioner King and seconded by Commissioner Giglio to pay the bill as submitted.**

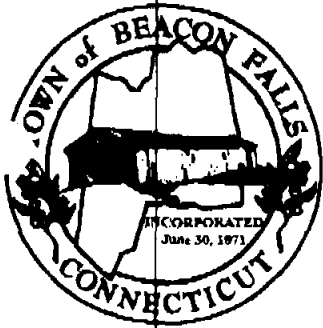
**Discussion: None    Vote: 5 in favor    Abstained: 0    Opposed: 0**

**Motion was made by Commissioner Grace and seconded by Chairman Bousquet to adjourn the meeting at 8:15 p.m.**

Respectfully submitted,

  
Maryann Kempa, Clerk

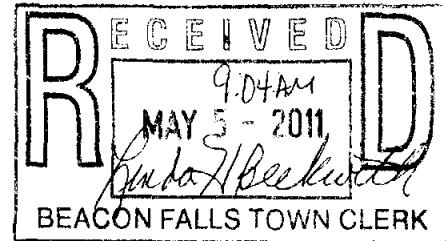
**MAY 20 2011**



TOWN of BEACON FALLS  
*Connecticut*

ZONING BOARD OF APPEALS

May 4, 2011



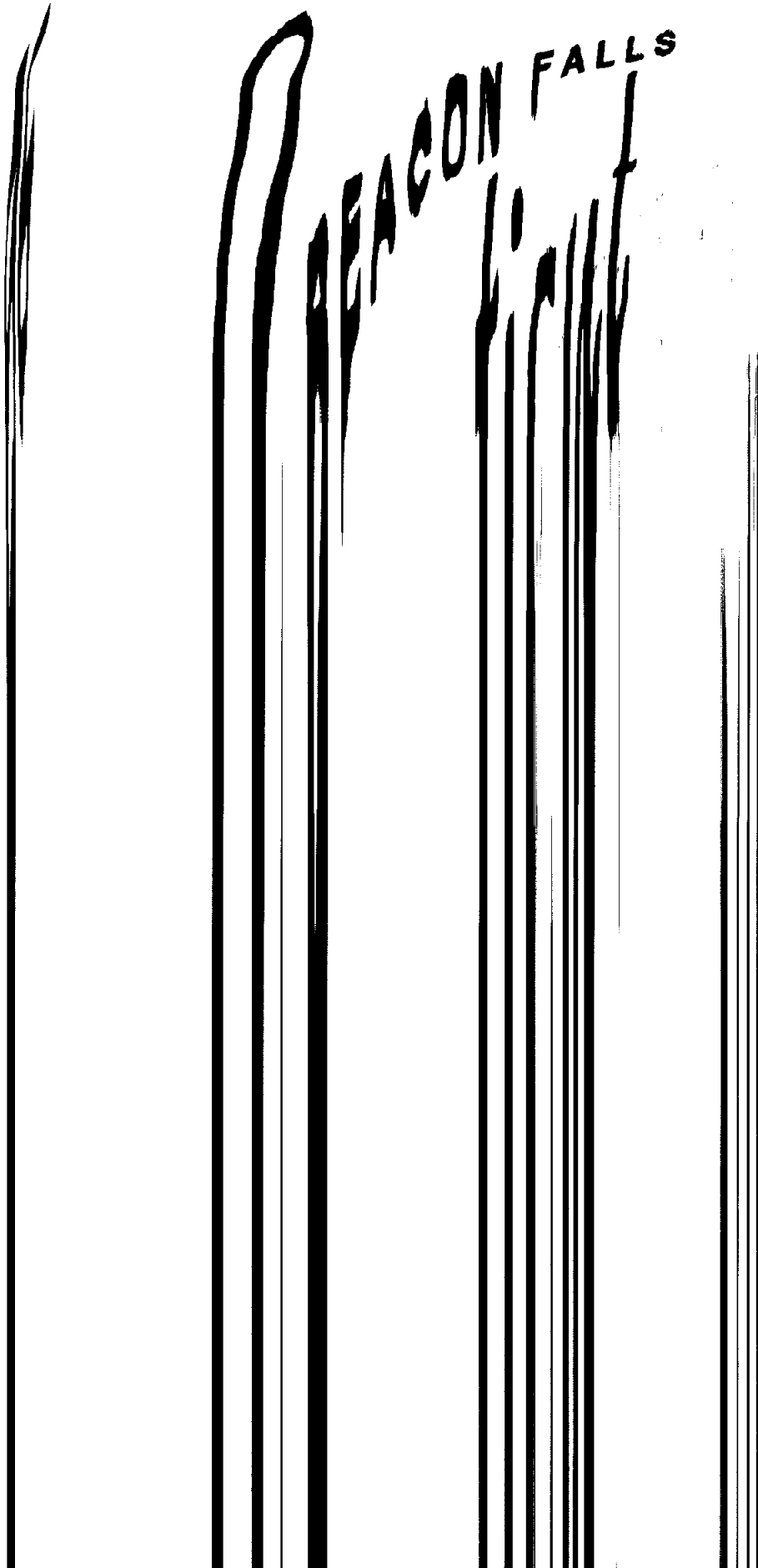
Town Clerk- Kurt Novak  
 Town of Beacon Falls  
 10 Maple Avenue  
 Beacon Falls, CT 06403

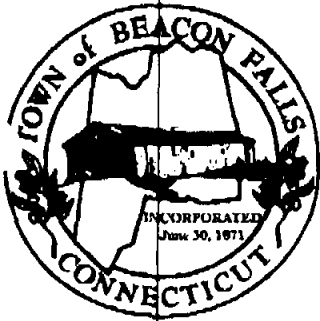
The Town of Beacon Falls Zoning Board of Appeals will hold its regular meeting on Thursday, May 12, 2011 at 7:30 p.m. at the Town Hall Assembly Room. The agenda is as follows:

1. Call to Order
2. Pledge of Allegiance
3. Reading of Minutes
4. Setting of Hearing Dates
5. Unfinished Business
6. New Business
7. Correspondence
8. Payment of Bills
9. Adjournment

Respectfully submitted,

*Maryann Kempa*  
 Maryann Kempa  
 Clerk





TOWN of BEACON FALLS  
*Connecticut*

ZONING BOARD OF APPEALS

REGULAR MEETING MINUTES  
APRIL 14, 2011

9:45 AM  
APR 21 2011

*Suzanne B. Heath*

The Regular Meeting was called to order at 7:30 p.m. by Chairman Bousquet.

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

Also: Rich Piviroto & Robin Piviroto.

**Pledge of Allegiance – recited**

**Reading of Minutes**

**Motion was made by Commissioner Uhl and seconded by Commissioner Grace to waive the reading of the March Minutes and to accept the minutes as presented.**

**Discussion: None Vote: 5 in favor Abstained: 0 Opposed: 0**

**Setting of Hearing Dates – none**

**Unfinished Business**

Chairman Bousquet stated he received a call from Brian Herb, Zoning Enforcement Officer about two weeks ago regarding Wyndham Homes. There is an issue which they may want to appeal. The trucks are in and out of the site moving material. There is question if there would be enough material to finish the project. The road has been destroyed from the truck traffic.

**Correspondence**

Planning and Zoning Minutes

**New Business**

Commissioner Mis recused himself.

Rich and Robin Piviroto of 221 Bethany Road came before the board concerning a variance to rebuild a garage. The new garage will be a two car versus a one car. It is non-conforming currently. An A-2 Survey has been done. The old garage was slanted. They would like to move the line so the new garage will be straight. Chairman Bousquet inquired if the line could be moved to meet the existing line which will not make it any more non-conforming. If it is in the same line of the old garage, no variance would be needed. Letters from the six abutting property owners were submitted to the board (copies are on file). The A-2 Survey would need to be changed.

9:15 pm

APR 21 2011

**ZONING BOARD OF APPEALS  
REGULAR MEETING MINUTES, APRIL 14, 2011**

**PAGE 2**

**Motion was made by Chairman Bousquet and seconded by Commissioner Giglio to accept the proposed application with the change of moving the line over 15.5 feet to same area as the pre-existing garage.**

**Discussion: None Vote: 5 in favor Abstained: 0 Opposed: 0**

Chairman Bousquet will speak to Brian Herb, Zoning Enforcement Officer concerning the approval.

Commissioner Mis is back on the board.

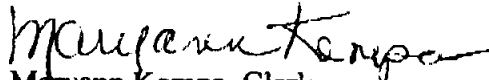
**Payment of Bills  
M. Kempa**

**Motion was made by Commissioner Uhl and seconded by Commissioner Grace to pay the bill as submitted.**

**Discussion: None Vote: 5 in favor Abstained: 0 Opposed: 0**

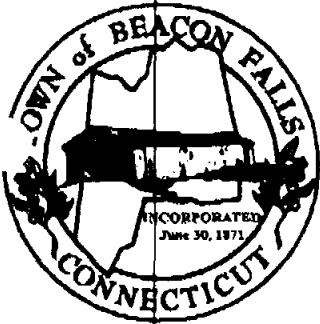
**Motion was made by Commissioner Grace and seconded by Commissioner Uhl to adjourn the meeting at 7:45 p.m.**

Respectfully submitted,

  
Maryann Kempa, Clerk

APR 21 2011



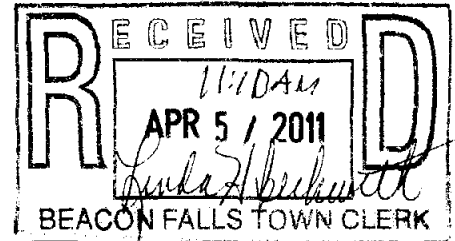


# TOWN of BEACON FALLS *Connecticut*

## ZONING BOARD OF APPEALS

April 5, 2011

Town Clerk- Kurt Novak  
Town of Beacon Falls  
10 Maple Avenue  
Beacon Falls, CT 06403

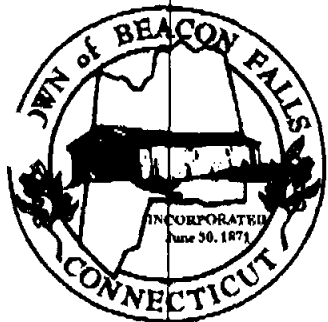


The Town of Beacon Falls Zoning Board of Appeals will hold its regular meeting on Thursday, April 14, 2010 at 7:30 p.m. at the Town Hall Assembly Room. The agenda is as follows:

1. Call to Order
2. Pledge of Allegiance
3. Reading of Minutes
4. Setting of Hearing Dates
5. Unfinished Business
6. New Business
7. Correspondence
8. Payment of Bills
9. Adjournment

Respectfully submitted,

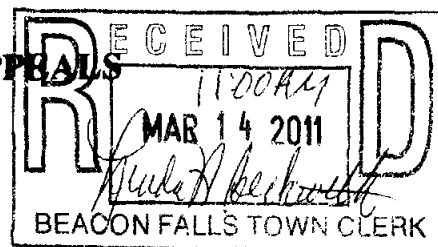
*Maryann Kempa*  
Maryann Kempa  
Clerk



# Town of BEACON FALLS Connecticut

## ZONING BOARD OF APPEALS

**REGULAR MEETING MINUTES  
MARCH 10, 2011**



The Regular Meeting was called to order at 7:35 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.

### Reading of Minutes

February meeting was cancelled due to a lack of a quorum.

**Setting of Hearing Dates – none**

### Unfinished Business

Chairman Bousquet noted a letter from Rich Minnick regarding the pay increase for the clerks.

**New Business – none**

**Discussion Re: Fees – take off the agenda.**

**Correspondence – none**

### Payment of Bills

M. Kempa

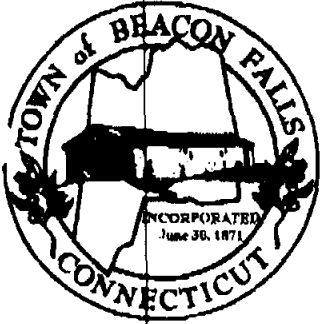
**Motion was made by Commissioner Grace and seconded by Commissioner Uhl to pay the bill as submitted.**

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

**Motion was made by Commissioner Grace and seconded by Commissioner Uhl to adjourn the meeting at 7:45 p.m.**

Respectfully submitted,

*Maryann Kempa*  
Maryann Kempa, Clerk

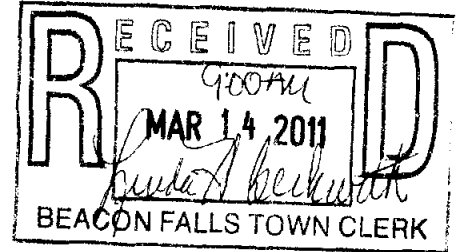


TOWN of BEACON FALLS  
*Connecticut*

ZONING BOARD OF APPEALS

March 14, 2011

Mr. Kurt Novak  
 Town Clerk  
 Town of Beacon Falls  
 10 Maple Avenue  
 Beacon Falls, CT 06403



Dear Mr. Novak:

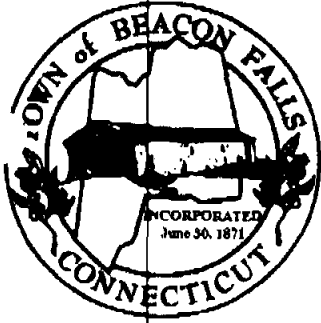
The Zoning Board of Appeals Regular Meeting of February 10, 2011 was cancelled due to a lack of a quorum.

Respectfully submitted,

*Maryann Kempa*

Maryann Kempa  
 Clerk

MAR 14 2011



TOWN of BEACON FALLS  
*Connecticut*

ZONING BOARD OF APPEALS

March 1, 2011

1100 PM

MAR 1 2011

*Garrain B. Heath*

Town Clerk- Kurt Novak  
 Town of Beacon Falls  
 10 Maple Avenue  
 Beacon Falls, CT 06403

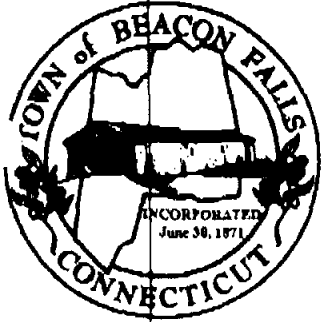
The Town of Beacon Falls Zoning Board of Appeals will hold its regular meeting on Thursday, March 10, 2010 at 7:15 p.m. at the Town Hall Assembly Room. The agenda is as follows:

1. Call to Order
2. Pledge of Allegiance
3. Reading of Minutes
4. Setting of Hearing Dates
5. Unfinished Business
6. New Business
7. Discussion Re: Fees
8. Correspondence
9. Payment of Bills
10. Adjournment

Respectfully submitted,

*Maryann Kempa*

Maryann Kempa  
 Clerk

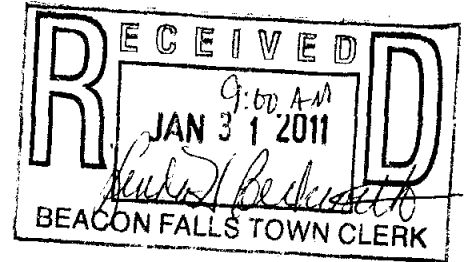


TOWN of BEACON FALLS  
*Connecticut*

ZONING BOARD OF APPEALS

January 31, 2011

Town Clerk- Kurt Novak  
 Town of Beacon Falls  
 10 Maple Avenue  
 Beacon Falls, CT 06403

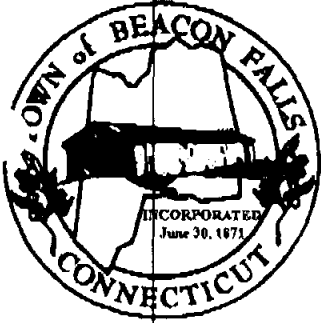


The Town of Beacon Falls Zoning Board of Appeals will hold its regular meeting on Thursday, February 10, 2011 at 7:30 p.m. at the Town Hall Assembly Room. The agenda is as follows:

1. Call to Order
2. Pledge of Allegiance
3. Reading of Minutes
4. Setting of Hearing Dates
5. Unfinished Business
6. New Business
7. Correspondence
8. Payment of Bills
9. Adjournment

Respectfully submitted,

*Maryann Kempa*  
 Maryann Kempa  
 Clerk



TOWN of BEACON FALLS  
*Connecticut*

ZONING BOARD OF APPEALS

January 5, 2011

Town Clerk- Kurt Novak  
 Town of Beacon Falls  
 10 Maple Avenue  
 Beacon Falls, CT 06403

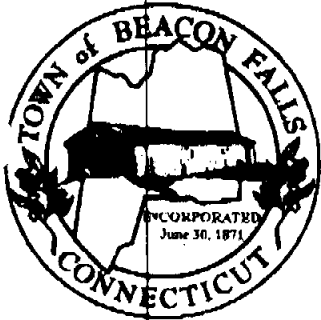
9:58 AM  
*Linda H. Beckwith*

The Town of Beacon Falls Zoning Board of Appeals will hold its regular meeting on Thursday, January 13, 2011 at 7:30 p.m. at the Town Hall Assembly Room. The agenda is as follows:

1. Call to Order
2. Pledge of Allegiance
3. Reading of Minutes
4. Setting of Hearing Dates
5. Unfinished Business
6. New Business
7. Correspondence
8. Payment of Bills
9. Adjournment

Respectfully submitted,

*Maryann Kempa*  
 Maryann Kempa  
 Clerk



TOWN of BEACON FALLS  
*Connecticut*

ZONING BOARD OF APPEALS 12:48 PM

REGULAR MEETING MINUTES  
 DECEMBER 9, 2010

2010  
*Gudo H. Bousquet*

The Regular Meeting was called to order at 7:31 p.m. by Chairman Bousquet.

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

Absent: Commissioner: R. Uhl.

**Pledge of Allegiance**

**Reading of Minutes**

Motion was made by Commissioner Giglio and seconded by Commissioner Grace to  
 approve the November minutes as submitted.

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

**Setting of Hearing Dates – none**

**Unfinished Business**

Chairman Bousquet and Commissioner Mis attended the October 21<sup>st</sup> P&Z meeting. A  
 letter was sent to the P&Z concerning the regulations which were passed requesting the  
 tapes to review and minutes. As of this date, no information has been received in  
 response to the letter sent.

**New Business –none**

**Correspondence**

Schedule of meeting for 2011

**Payment of Bills**

Republican-American

Motion was made by Commissioner Mis and seconded by Commissioner Grace to  
 pay the bill as submitted as long as the bill has not been previously paid.

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

Republican-American

**ZONING BOARD OF APPEALS  
REGULAR MEETING MINUTES  
DECEMBER 9, 2010**

**Page 2**

**Motion was made by Commissioner Grace and seconded by Commissioner Mis to pay the bill as submitted as long as the bill has not been previously paid.**

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

**M. Kempa**

**Motion was made by Commissioner Grace and seconded by Vice Chairman Bousquet to pay the bill as submitted.**

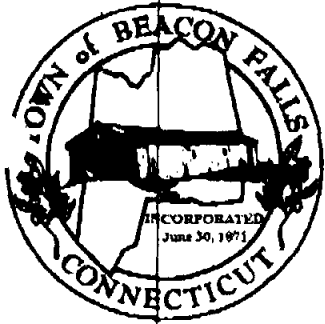
**Discussion: None    Vote: 4 in favor    Abstained: 0    Opposed: 0**

**Motion was made by Commissioner Grace and seconded by Chairman Bousquet to adjourn the meeting at 7:55 p.m.**

Respectfully submitted,

*Maryann Kempa*  
Maryann Kempa, Clerk





Town of BEACON FALLS  
*Connecticut*

ZONING BOARD OF APPEALS

December 6, 2010

Kurt Novak, Town Clerk  
 Town of Beacon Falls  
 10 Maple Avenue  
 Beacon Falls, CT 06403

11:05 AM

*Debra H Beckwith*

Dear Mr. Novak:

Re: Schedule of Zoning Board of Appeals Meetings for Year 2011

The schedule of meetings for the ZBA for the year 2011 is as follows:

- January 13<sup>th</sup>
- February 10<sup>th</sup>
- March 10<sup>th</sup>
- April 14<sup>th</sup>
- May 12<sup>th</sup>
- June 9<sup>th</sup>
- July 14<sup>th</sup>
- August 11<sup>th</sup>
- September 8<sup>th</sup>
- October 13<sup>th</sup>
- November 10<sup>th</sup>
- December 8<sup>th</sup>

Sincerely,

*Maryann Kempa*  
 Maryann P. Kempa  
 Clerk

Cc: Board Members