

**Town of Beacon Falls  
Zoning Board of Appeals  
10 Maple Ave  
Beacon Falls, CT 06403**



**REGULAR MEETING MINUTES  
JUNE 14, 2012  
REVISED**

The Regular Meeting of the Zoning Board of Appeals was called to order at 7:37 p.m. by Commissioner Mis.

Present: Chairman D. Bousquet (7:55 p.m.), Commissioners: W. Giglio, W. Mis, N. King and C. Gandarillas.

Also Present: Evelyn Horgan and M. Kempa, Clerk

**Pledge of Allegiance – recited**

**Motion was made by Commissioner Gandarillas and seconded by Commissioner Giglio to appoint Alternate N. King to the board as Chairman Bousquet will be late.**

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

**Reading of Minutes**

**Motion was made by Commissioner King and seconded by Commissioner Gandarillas to waive the reading of the minutes and approve the minutes submitted.**

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

**Setting of Hearing Dates – none**

**New Business**

Evelyn Horgan of 35 South Circle came before the board regarding a Cease and Desist letter she received dated May 29, 2012 from Brian Herb, Zoning Enforcement Officer regarding violation of Section(s) 8.4.3 of the Beacon Falls Zoning Regulations – no vehicles over 1.5 ton capacity shall be parked on any lot. Others have made arrangements to park on lots in the industrial park. Mrs. Horgan stated that just the tractor part is parked on their lot. She stated they never had problems before. They do not park the tractor on the street; it is parked up the side yard. Her husband comes home three or four days a month. She stated they got a letter previously from former First Selectman, Susan Cable. Commissioner Mis asked if it is just the tractor, she stated yes. She is seeking an exemption to park the tractor three or four days a month when her husband is at home. Mrs. Horgan has spoke to First Selectman, Gerard Smith and was referred to this board. Mrs. Horgan stated that they were approached by the State Police and Local

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Police as there was a complaint. Mrs. Horgan stated the tractor is parked up her driveway on the grass. She stated they do not wash or service the tractor there.

Commissioner Mis stated a five minute recess will be taken to make copies of the letters.

Commissioner Mis called the meeting back to order.

Commissioner Giglio asked how long they have been parking the vehicle there. Mrs. Horgan stated one year and a half. The complaint was filed on the Thursday before Memorial Day. There was question if there are any alternatives for parking the vehicle. She stated they did get permission to park the vehicle at a town lot near Kelly's Cuts.

Commissioner Mis turned the meeting over to Chairman Bousquet at 7:55 p.m.

Chairman Bousquet stated Mrs. Horgan should attend the next Planning and Zoning meeting concerning this matter.

Mrs. Horgan stated that her other neighbors do not have a problem with the vehicle being parked there. Mrs. Horgan stated her husband will be home on Thursday, June 21<sup>st</sup>. Commissioner Mis stated if he parks the vehicle there, he is in the violation of the Cease and Desist.

**Motion was made by Commissioner Mis and seconded by Chairman Bousquet to grant Mr. & Mrs. Horgan 60 days leeway (to park the vehicle the tractor not for 60 days but a couple of times a month), to speak to Zoning and if a formal hearing is required to allow her to come back to the next meeting and to submit an application and to post the proper notices.**

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

Mrs. Horgan requested a letter and that Brian Herb, Zoning Enforcement Officer be notified. Commissioner Mis requested that the letter received from former First Selectman, Susan Cable and any letters from the neighbors be brought to the next meeting. A letter will be drafted and signed by Chairman Bousquet. The board members will visit the site.

**Unfinished Business**

**Chatfield Farms**

Chairman Bousquet stated Cherry Hill Construction is to come back to the board.

**Fine Line Motors**

Commissioner Mis noted that Fine Line Motors still need to come back to the board with a revised map and a raised seal.

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**ID Badges**

Chairman Bousquet noted that the ID badges are not done yet.

**Correspondence – none**

**Payment of Bills**

M. Kempa - \$96.50

**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 Mis and seconded by Commissioner Gandarillas to adjourn the meeting at 8:10 p.m.**

Respectfully submitted,

*Maryann Kempa*

Maryann Kempa, Clerk