

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



**REGULAR MEETING MINUTES
JUNE 12, 2013**

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

Present: Chairman Douglas Bousquet, Commissioners: William Mis, Carl Gandarillas, Alternate: Nancy King, Liz Falzone. Susan Wisneski and Maryann Kempa, Clerk.

Also Present: Sergio Felix, 135 Pinesbridge Road, Beacon Falls, CT and Walter Opuszynski, Treatment Plant Manager.

Pledge of Allegiance – recited

Reading of Minutes

Motion was made by Commissioner Susan Wisneski and seconded by Commissioner Liz Falzone to accept the meeting minutes of May.

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

Setting of Hearing Dates

Sergio Felix, 135 Pines Bridge Road

Discussion was held concerning the request from Mr. Sergio Felix concerning a side yard variance to allow the building of a garage. Commissioner William Mis stated that there is a parking area, there is no affect to the neighbors, no encroachment and the property is already non conforming.

Motion was made by Commissioner William Mis and seconded by Commissioner Susan Wisneski to grant the side yard variance to building the garage.

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

Xpress Mart, 25 North Main Street

No Public Hearing was held do to lack of representation.

Unfinished Business

Commissioner William Mis stated that the website should be updated regarding the current members on the Board. The board members names only will be on the website.

Copies of the current Zoning Regulations were forwarded to the board members.

Pent Road

Chairman Douglas Bousquet stated that the Pent Road property is not completely cleaned up. There is still a motor home and mattress still there. A Cease and Desist has been issued by the Zoning Officer.

New Business

Wastewater Treatment Plant – Construction of a Shed

Walter Opuszynski, Treatment Plant Manager came before the board concerning the construction of a shed at the corner near the road. Per Section 11: minimum front yard variance is 50 feet. The minimum street line setback is currently 50 feet. The shed will be put on a floating slab.

Motion was made by Commissioner William Mis and seconded by Commissioner Liz Falzone to grant a variance to allow the Town of Beacon Falls, Wastewater Treatment Facility to construct a 20 x 24 foot shed.

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

Correspondence – none

Payment of Bills

M. Kempa - \$156.00

Motion was made by Commissioner William Mis and seconded by Commissioner Susan Wisneski.

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

The July meeting is cancelled.

Motion was made by Commissioner William Mis and seconded by Commissioner Susan Wisneski to adjourn the meeting at 8:15 p.m.

Respectfully submitted,



Maryann Kempa, Clerk