

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



**PUBLIC HEARING MINUTES, JUNE 13, 2013
SERGIO FELIX, 135 PINESBRIDGE ROAD
BEACON FALLS, CT 06403**

Chairman Douglas Bousquet called the Public Hearing to order at 7:00 p.m.

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

Also Present: Sergio Felix, 135 Pinesbridge Road, Beacon Falls, CT.

The following Notice of Public Hearing was read by Maryann Kempa, Clerk:

Notice is hereby given that the Town of Beacon Falls, Zoning Board of Appeals will hold a Public Hearing on Wednesday, June 13, 2013 at 7:00 p.m. at the Beacon Falls Town Hall, Assembly Room, 10 Maple Avenue, Beacon Falls, CT. concerning:

Sergio Felix, 135 Pinesbridge Road, Beacon Falls, CT

Zoning Regulation - Section 11 side yard variance

Request: To allow the building of a garage into side yard setback leaving approximately 12 feet plus or minus of side yard setback instead of required 20 foot setback.

At this hearing, interested persons may appear and/or written comments may be submitted. The copy of the regulations is on file at the Town Clerk's Office, 10 Maple Avenue, Beacon Falls, CT

Douglas Bousquet, Chairman. Notice was published in the Republican American on Thursday, May 30, 2013 and Thursday, June 6, 2013.

Mr. Sergio Felix 135 Pinesbridge Road attended the meeting requesting to allow the building of a garage into side yard setback leaving approximately 12 feet plus or minus of side yard setback instead of the required 20 foot setback.

Mr. Sergio Felix forward the return receipts for adjacent property owners to the board. The property owner at 161 Pinesbridge Road did not respond.

Commissioner Susan Wisneski stated that the top of the garage would be used for storage only. Mr. Sergio Felix stated yes. Mr. Felix's property is serviced by septic system. There is a sewer line in the street. Mr. Felix has been in contact with Naugatuck Valley

Health. There is public water. The property is designated as an R-1 Zone. There is a paved parking spot.

Chairman Douglas Bousquet asked three times if there was anybody who wanted to speak in favor of the application. There was no response.

Chairman Douglas Bousquet asked three times if there was anybody who wanted to speak against the application. There was no response.

The Public Hearing was closed at 7:19 p.m.

Respectfully submitted,



Maryann Kempa, Clerk