

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



**PUBLIC HEARING MINUTES, SEPTEMBER 12, 2013
XPRESSMART, 25 NORTH MAIN STREET
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, Liz Falzone, Susan Wisneski, Alternate: Nancy King, and Maryann Kempa, Clerk.

Absent: Commissioner: Carl Gandarillas.

Also Present: Rudy Sigel, representing Xpressmart and Rasad Ueais.

Public: None

Pledge of Allegiance was recited.

The meeting started at 7:00 p.m. with the board members and representatives of Xpressmart in agreement. The hearing will be held past 7:15 p.m. to accommodate any public which may attend.

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 Thursday, September 12, 2013 at 7:15 p.m. at the Beacon Falls Town Hall, Assembly Room, 10 Maple Avenue, Beacon Falls, CT. concerning:

Beacon Falls Xpress Mart, 25 North Main Street, Beacon Falls, CT

Zoning Regulation - Section 10-3.1 & 3.2 - Nonconforming building already over rear setback line.

Zoning Regulation – Section 11 – Sideyard since it is provided for regulation states must be 5 feet.

Request: To allow an addition 8 feet x 27 feet with minimum 5 foot side yard setback reduced to 1.7 feet – Section 11

To enlarge a nonconforming structure – Section 10

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. Published in the Republican American on Thursday, August 29, 2013 and Thursday, September 5, 2013.

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Rudy Sigel came before the board representing Rasad Ueais, Xpressmart. The additional fee of \$375 was paid. Return receipts were received. One resident did not respond. Mr. Rasa Ueais stated that he is requesting the variance because he needs more dry storage. The additional storage will also make the bathroom more accessible for customers. He is currently using the bathroom for storage. The addition will be 8 x 27 feet with access from the front (delivery door). The walls will be concrete; the addition will be eight feet tall with a metal roof and will be on a foundation.

Chairman Douglas Bousquet read out loud the regulations pertaining to the variance.

Motion was made by Commissioner William Mis and seconded by Commissioner Susan Wisneski to end discussion concerning this proposed variance.

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

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.

Motion was made by Commissioner Liz Falzone and seconded by Commissioner Susan Wisneski to close the public hearing at 7:23 p.m.

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

Respectfully submitted,



Maryann Kempa, Clerk