

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



**BEACON FALLS ZONING BOARD OF APPEALS**  
**Regular Monthly Meeting**  
**July 10, 2014**  
**MINUTES**  
**(Subject to Revision)**

**1. Call to Order/Pledge of Alliance**

Present: William Mis, Sue Wisneski, Benjamin Smith, and Alternate Carl Gandarillas

Not Present: Chairman Doug Bousquet, Liz Falzone, and Alternate Nancy King

Others present: 2 members of the public

Vice Chairman Bill Mis called the meeting to order at 7:51 P.M.

Since Chairman Bousquet was not present at tonight's meeting, Vice Chairman Mis asked the board if there were any objections to him heading the meeting. There were no objections by the members present. B. Mis also appointed Alternate C. Gandarillas to the board as a Member in Liz Falzone's position since she was not present at tonight's meeting. This was done in order to have a quorum.

**2. Approval of Minutes**

Motion to accept the June 12, 2014 Public Hearing and Regular Meeting minutes as written: Wisneski/Smith; no discussion; all ayes.

**3. Correspondence**

**a. Zoning Board of Appeals Clerk's Invoice**

Motion to accept the two June 14, 2014 invoices from the clerk for a total of \$92.50: Wisneski/Smith; no discussion; all ayes.

#### **4. New Business**

Roman Clark and Octavia Plesnik of 18 Harvest Lane, Naugatuck, CT, were present at tonight's meeting in order to seek the opening of their business The Right Choice.

R. Clark indicated that they are submitting an application for their business "The Right Choice – Multi-Service Professionals". They will offer professional moving labor and handy man services. They will also offer authorized U-Haul. They spoke with the owner of the building at 141 South Main Street, Beacon Falls, in regards to renting a small office space as well as parking the U-Haul trucks in the dirt lot on Bethany Road. B. Mis asked why they would they park the trucks there instead of in the lot in the tarred area. O. Plesnik indicated that they will park in both areas and R. Clark also indicated that they will park the trucks where they are allowed to do so. It seems ideal because of the location of the office space that they will be renting.

S. Wisneski asked what Brian Herb told them regards to submitting the application to the Zoning Board of Appeals. According to the paperwork, there is nothing in the town's ordinances that permit it or anything about it, so he cannot tell them to go ahead. Even though there is nothing stated that they can do this, there is nothing stated that they cannot do this. It is not listed in either zone for the town of Beacon Falls.

B. Mis indicated that a hearing date will be scheduled at tonight's meeting, if though he is not sure if a Public Hearing is needed. Typically, you are looking for a variance on an established ordinance and a hearing date would be scheduled as well as certain rules that need to be followed. B. Mis indicated that they will consult the town attorney on this due to being a unique situation.

B. Mis asked when they were looking to open the business and R. Clark indicated as soon as possible, hoping for August 2014. B. Mis noted they will consult with the attorney and with the town if a Public Hearing is needed, and the first opportunity for a hearing date would be Thursday, August 14, 2014.

S. Wisneski asked how many trucks they have and R. Clark responded that they do up to 10 trucks since they are an authorized dealer. They do small vans, pick-ups, 10-foot trucks, 14-foot trucks, and 17-foot trucks, and it is based on the season. The summertime would be 10 to 12 trucks, and the wintertime would be reduced to about 6 trucks. B. Mis asked if the owner instructed them to park in the dirt area and R. Clark indicated that the location of the office would be adjacent to that lot. If they went to the other side, they would have to find another office space convenient to service the customers and direct them to the trucks.

B. Mis indicated that they will plan for a Public Hearing on Thursday, August 14, 2014. They will need to get the package which will require them to send registered letters with return receipt to the adjusting property owners notifying them about the Public Hearing. Even though a hearing may not be needed, B. Mis noted that they should be at the next meeting on August 14, 2014 if this application just needs to come before the board.

B. Mis indicated that the board is not requesting a check at this time, but as soon as we know how we are proceeding with this, they may need to provide the fee a couple of week prior to the next meeting.

R. Clark and O. Plesnik thanked the board for their time.

**5. Old Business**

**a. Badges**

There was no discussion at tonight's meeting regarding the Badges.

**b. Fee for Application of Variance**

B. Mis asked if this was looked into and Clerk M. Scirpo indicated that after speaking with Brian Herb, the fee was \$325.00 and did go up to \$375.00.

**6. Adjournment**

B. Mis asked the board if there was any other discussions for tonight's meeting and the members indicated that there were not. B. Mis asked for an adjournment to the meeting.

Motion to adjourn the meeting at 8:06 P.M.: **Gandarillas/Wisneski**; *no discussion*; all ayes.

Respectfully submitted,

Marla Scirpo  
Clerk, Zoning Board of Appeals