

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



**BEACON FALLS ZONING BOARD OF APPEALS  
Regular Monthly Meeting  
August 14, 2014  
MINUTES  
(Subject to Revision)**

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

Present: Doug Bousquet, William Mis, Sue Wisneski, Liz Falzone, Benjamin Smith, and Alternate Carl Gandarillas

Not Present: Alternate Nancy King

Others present: 4 members of the public (2 members were present at the start of the meeting and 2 more arrived afterwards)

Chairman Doug Bousquet called the meeting to order at 7:30 P.M.

**2. Approval of Minutes**

Motion to accept the July 10, 2014 Public Hearing and Regular Meeting minutes as written: Mis/Falzone; no discussion; all ayes.

**3. Correspondence**

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

Motion to accept the July 13, 2014 invoices from the clerk for a total of \$50.00: Mis/Wisneski; no discussion; all ayes.

An invoice from the Waterbury Republican American was received regarding the Legal Notice for Nutmeg Financial Public Hearing that was held in June 2014. The amount of the invoice is for \$180.96.

Motion to accept and pay the invoice from the Waterbury Republican American in the amount of \$180.96: Falzone/Wisneski; no discussion; all ayes.

#### 4. New Business

Paul Charette and Gabriel Goja were present at tonight's meeting in hopes to open a crossfit gym at 141 South Main Street in the industrial plaza, a.k.a. the Bronson Building. The space is approximately 1,200 sq. ft. and they are not looking to add any construction to the space. They will be cleaning it out and adding the equipment to the space. Crossfit is Olympic lifting with cardio and mixed with gymnastic movements. D. Bousquet asked which floor would this be on and P. Charette indicated the 2<sup>nd</sup> floor. They would be across the hall from the karate business. They provided a package to the board in regards to the schedule of the classes, the rates, and a brief description of crossfit. G. Goja indicated that a person would come into the gym and read the workout as posted on the board, which changes daily. The workout would never be the same every day. They will coach the members and work on the techniques so no one is injured.

D. Bousquet asked if they spoke with Brian Herb and they indicated that they did. D. Bousquet asked that they speak with the Fire Marshall and the Building Inspector to get approval. P. Charette indicated that he already spoke with the Fire Marshall and for them to come to the meeting first. If they get the okay from the Zoning Board of Appeals, then the Fire Marshall will come and inspect the building. D. Bousquet noted that as long as the Fire Marshall and Building Inspector signs off, then he would be okay with it. D. Bousquet asked the board if they would like to make a motion to approve the application.

Motion to allow that Paul Charette and Gabriel Goja to proceed as long as the Building Inspector and the Fire Marshall approve what they do and follow the rules and regulations: Mis/Falzone; no discussion; all ayes.

D. Bousquet indicated that he will call the Fire Marshall and Building Inspector in the morning to let them know that they will be contacting them for the approval.

Russell Hullstrung and Sophia Jackson-Hullstrung, 83 Lasky Road, Beacon Falls, was present at tonight's meeting in hopes to add a 3-car garage onto their house. The homeowners had Mike Horbal draw up the plans for the garage. D. Bousquet noted that they will need a side yard and a rear yard. The plans that were presented tonight were done in pencil and should be done to scale. Another drawing was presented with red ink and marked "Preliminary".

D. Bousquet asked for their reason to add the 3-car garage. R. Hullstrung indicated that they are expanding their living space and they do have three cars and would like to keep them out of the elements. They also own tractors and a snowplow.

R. Hullstrung noted that the building is set back in the far right upper corner of the lot and needs a 2' variance on the side and about 13' on the front. D. Bousquet indicated that the Board will need to do a walk-through the property, schedule a public hearing, and the fee is \$375.00. The Public Hearing could be schedule for September 2014 prior to the Board's next meeting on Thursday, September 11, 2014. He also informed the homeowners that they will need to notify the proper people via certified mail and to bring the green cards to the Public Hearing. The clerk will submit the Legal Notice to the Waterbury Republican American for the Public Hearing to be held on Thursday, September 11, 2014, at 7:00 P.M. The board member decided on Saturday, August 23, 2014 at 9:00 A.M. for the walk-through.

The application indicated the fee equal to \$325.00 but it is actually \$375.00. D. Bousquet and R. Hullstrung both initialed the change of the fee on the application from \$325.00 to \$375.00.

## 5. Old Business

### a. Badges

D. Bousquet indicated that he will look into the badges for the members of the Zoning Board of Appeals.

## 6. Adjournment

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

Motion to adjourn the meeting at 7:48 P.M.: **Smith/Wisneski**; *no discussion*; all ayes.

Respectfully submitted,

Marla Scirpo  
Clerk, Zoning Board of Appeals