

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



BEACON FALLS ZONING BOARD OF APPEALS
Regular Monthly Meeting
January 8, 2015
MINUTES
(Subject to Revision)

1. Call to Order/Pledge of Alliance

Present: Bill Mis, Liz Falzone, Sue Wisneski, and Alternate Nancy King

Not Present: Doug Bousquet, Benjamin Smith, and Alternate Carl Gandarillas

Vice Chairman Bill Mis called the meeting to order at 7:30 P.M.

Vice Chairman Bill Mis appointed Alternate Nancy King to Benjamin Smith's seat in order to have a quorum for tonight's meeting.

2. Approval of Minutes

Motion to accept the October 9, 2014 and the December 11, 2014 regular meeting minutes as written: Falzone/Wisneski; no discussion; all ayes.

3. Correspondence

a. Zoning Board of Appeals Clerk's Invoice from the November 9, 2014 meeting in the amount of \$46.25

Motion to accept and pay the November 9, 2014 invoices from the clerk for a total of \$46.25: King/Wisneski; no discussion; all ayes.

b. Letter from Atty. Steven Byrne, Land Use Attorney for the Town of Beacon Falls, dated December 30, 2014

Chairman D. Bousquet had asked Atty. Byrne for advice regarding Charles Piwonski, 74 Pent Road, and his request to have the zoning changed. Vice Chairman B. Mis read the letter from Atty. Byrne to the Board. The letter gave three options for relief for C. Piwonski, which are 1) Apply to the ZBA for a use variance for the property that would allow the single family building to be expanded and make it more marketable; 2) Apply to the PZC for a zone change from the IPD zone designation to a residential zone; and 3) Apply to the PZC to amend Section 10 of the regulations which deals with nonconforming uses and structures. The clerk was asked to send a letter to C. Piwonski indicating the options that Atty. Byrne gave in his letter.

c. Invoice from Atty. Steven Byrne in the amount of \$512.50 for the time spend on the Charles Piwonski guidance

Motion to accept and pay the December 30, 2014 invoices from Atty. Steven Byrne for a total of \$512.50: King/Wisneski; no discussion; all ayes.

d. Letter from Brian Herb dated December 30, 2014

A letter from Brian Herb was received regarding the fee for applications. Vice Chairman B. Mis read the letter to the Board and it indicated that the fee was increased from \$275.00 to \$325.00. This was based on a meeting held on March 8, 2010. B. Herb was unable to find the minutes indicating where the fees were increased from \$325.00 to \$375.00. There are too many minutes to review so B. Mis asked for a motion to increase the fee to \$375.00.

Motion to increase the application fee for the Zoning Board of Appeals from \$325.00 to \$375.00: Wisneski/Falzone; no discussion; all ayes.

4. New Business

There was no new business discussed at tonight's meeting.

5. Old Business

a. Badges

D. Bousquet was going to bring the camera to tonight's meeting but was not at the meeting tonight.

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. He then asked for an adjournment to the meeting.

Motion to adjourn the meeting at 7:43P.M.: **Wisneski/Falzone;** *no discussion;* all ayes.

Respectfully submitted,

Marla Scirpo
Clerk, Zoning Board of Appeals

DRAFT