

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



BEACON FALLS ZONING BOARD OF APPEALS
Monthly Meeting

April 14, 2016

MINUTES
(Subject to Revision)

1. Call to Order/Pledge of Alliance

Present: Bill Mis, Bob Doiron, Benjamin Smith, Alternate Nancy King, and Alternate Carl Gandarillas

Not Present: Sue Wisneski, Tony Smith, and Alternate Doug Bousquet

Chairman B. Miscalled the meeting to order at 7:30P.M.

B. Mis appointed Alternate C. Gandarillas to the Board in the place of S. Wisneski in order to have a quorum for tonight's meeting.

2. Approval of Minutes

Motion to approve the minutes from the March 10, 2016 meeting as submitted by the clerk for tonight's meeting: B. Smith/Doiron; no discussion; all ayes.

3. Correspondence

a. Zoning Board of Appeals Clerk's Invoice from the March 10, 2016 meeting in the amount of \$42.50

Motion to accept and pay the March 10, 2016 invoice from the clerk for a total of \$42.50: Doiron/B. Smith; no discussion; all ayes.

A copy of a letter dated 03/24/2016 from Jim Tucciarone, Beacon Falls Zoning Enforcement Officer, addressed to Tuccio&Tuccio, LLC, Attorneys at Law, was received. The letter indicated that the application for 198 Cook Lane, Beacon Falls, CT, could not be accepted at this time since the lot is non-conforming. The letter noted that J. Tucciarone was returning the application and check to the attorneys.

A letter dated 04/06/2016 from Eugene and Sharon L. Scheithe was received. The Scheithe's would like to appeal the decision issued by J. Tucciarone regarding the property at 198 Cook Lane, Beacon Falls, CT. The letter states that the grounds for this appeal is that the subject property is a valid building lot under the Beacon Falls Zoning Regulations and a single family dwelling may be constructed on said property as it is a conforming lot and/or a pre-existing non-conforming lot which existed before any zoning regulations rendered it non-conforming.

B. Mis indicated that he was informed that the property at 198 Cook Lane, Beacon Falls, CT, was non-conforming at the time of the purchase by the Scheithe's. The Scheithe's were not present at tonight's meeting.

4. New Business

a. Open Session for the Purpose of Hearing Appeals

There was no new business discussed at tonight's meeting. There were no appeals submitted to the Board.

5. Old Business

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

6. Adjournment

B. Mis asked the members if there were any other discussions for tonight's meeting and the members indicated that there were none. He then asked for an adjournment to the meeting.

Motion to adjourn the meeting at 7:35P.M.: Doiron/Gandarillas; no discussion; all ayes.

Respectfully submitted,

Marla Scirpo
Clerk, Zoning Board of Appeals