

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



**BEACON FALLS ZONING BOARD OF APPEALS
Monthly Meeting**

May 12, 2016

**MINUTES
(Subject to Revision)**

1. Call to Order/Pledge of Alliance

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

Not Present: Tony Smith and Alternate Doug Bousquet

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

2. Approval of Minutes

Motion to approve the minutes from the April 14, 2016 meeting as submitted by the clerk for tonight's meeting: Doiron/B. Smith; no discussion; all eyes.

3. Correspondence

a. Zoning Board of Appeals Clerk's Invoice from the April 14, 2016 meeting in the amount of \$46.25

Motion to accept and pay the April 14, 2016 invoice from the clerk for a total of \$46.25: Doiron/B. Smith; no discussion; all eyes.

4. New Business

a. Open Session for the Purpose of Hearing Appeals

Atty. Jeff Tuccio, who is representing Eugen and Sharon L. Scheithe, was present at tonight's meeting to discuss an issue regarding the property at 198 Cook Lane, Beacon Falls. W. Mis indicated that there has been no formal application that has been filed with the Zoning Board of Appeals.

Atty. Tuccio noted that there was much difficulty in filing an application with the Zoning Enforcement Officer. Atty. Tuccio also noted that on March 9, 2016, an application was filed and then denied by the Zoning Enforcement Officer in regards to 198 Cook Lane, Beacon Falls. Atty. Tuccio presented a check to W. Mis in the amount of \$300.00 and when W. Mis indicated that a form needs to be completed in order for a variance to be filed, Atty. Tuccio indicated that he was not filing for a variance. Atty. Tuccio indicated that he would like to appeal the denial by the Zoning Enforcement Officer based on a pre-existing non-conforming use since 1946.

W. Mis indicated that the Members need to consult with the town attorney, Atty. Byrne, in order discuss or make any decisions regarding this issue. Atty. Tuccio mentioned that the property is under 7 acres and the client would like to build a single family dwelling. W. Mis noted that the driveway is only about half the legal width.

Motion to accept the check in the amount of \$300.00 from Atty. Tuccio in regards to the property owned by Eugene and Sharon Scheithe located at 198 Cook Lane, Beacon Falls, CT, and to plan for a Hearing at the next scheduled meeting on Thursday, June 9, 2016: Doiron/Wisneski; no discussion; all ayes.

S. Wisneski indicated that the Members need to receive copies of the current Zoning Regulations prior to the next scheduled meeting in order to properly discuss the issue.

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 there were none. He then asked for a motion to adjourn the meeting.

Motion to adjourn the meeting at 7:55P.M.: Doiron/Wisneski; no discussion; all ayes.

Respectfully submitted,

Marla Scirpo
Clerk, Zoning Board of Appeals