

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



BEACON FALLS ZONING BOARD OF APPEALS
Special Meeting

February 16, 2017

MINUTES
(Subject to Revision)

1. Call to Order/Pledge of Alliance

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

Not Present: Sue Wisneski and Alternate Nancy King

Others Present: Richard Molleur

Chairman B. Miscalled the meeting to order at 7:00P.M.

2. Approval of Minutes

Motion to approve the minutes from the regular monthly meeting held on January 12, 2017 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 Invoices

Motion to accept and pay the January 12, 2017 invoice for the regular monthly meeting from the clerk in the amount of \$42.50: B. Smith/Gandarillas; no discussion; all eyes.

b. Other Correspondence

There was a copy of a letter dated 01/31/2017 from Michael Mormile, ZEO for the Town of Beacon Falls addressed to Richard Molleur submitted for tonight's meeting. B. Mis indicated that the letter informed R. Molleur that a zoning compliance couldn't be issued since the property is undersized.

4. New Business

a. **Open Session for the Purpose of Hearing Appeals**

Richard Molleur, 29 Cedar Circle, was present at tonight's meeting to discuss the letter he received from Michael Mormile, ZEO, that indicated a zoning compliance would not be issued since the property is undersized. R. Molleur noted that he met with M. Mormile and then asked Mike Horbal to do a survey of his property. R. Molleur indicated that the survey is almost complete and did provide plot plans for the Board to review at tonight's meeting.

After a brief discussion, the Board decided to have a Public Hearing scheduled in order to have R. Molleur appeal the decision made by M. Mormile. R. Molleur provided an application and Check #180 in the amount of \$300.00.

Motion to schedule a Public Hearing in order to discuss the variance sought by R. Molleur on his property located at 29 Cedar Circle: Doiron/B. Smith; no discussion; all ayes.

The Public Hearing will be scheduled for Thursday, March 9, 2017, starting at 7:00 PM in the Town Hall Assembly Room. R. Molleur was informed that notification must be sent to the adjacent property owners via Certified Mail and the receipts must be presented at the Public Hearing.

5. Old Business

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

6. Adjournment

B. Mis indicated that Doug Bousquet was sworn in as an Alternate for the Zoning Board of Appeals. B. Mis also indicated that a new application is being worked on and will be posted to the website when completed.

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 7:16P.M.: Doiron/B. Smith; no discussion; all ayes.

The next regular meeting for the Zoning Board of Appeals is scheduled for Thursday, March 9, 2017, starting at 7:30 PM. A Public Hearing will be scheduled on Thursday, March 9, 2017, starting at 7:00 PM.

Respectfully submitted,

Marla Scirpo
Clerk, Zoning Board of Appeals