

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



**BEACON FALLS ZONING BOARD OF APPEALS
Public Hearing
March 9, 2017
MINUTES
(Subject to Revision)**

1. Call to Order/Pledge of Alliance

Present: Bill Mis, Bob Doiron, Sue Wisneski, Benjamin Smith, Doug Bousquet, and Alternate Nancy King

Not Present: Tony Smith and Alternate Carl Gandarillas

Others Present: Richard Molleur

Chairman B. Miscalled the meeting to order at 7:00 P.M. B. Mis noted that Alternate Nancy King was not appointed to the Board since there was a quorum of Members.

2. Application from Richard and Mary Molleur, owners of the property located at 29 Cedar Circle, Beacon Falls, CT

B. Mis asked the clerk to read the call for tonight's Public Hearing. The clerk read the call as follows:

A Public Hearing will be conducted by the Zoning Board of Appeals for the Town of Beacon Falls, CT on Thursday, March 9, 2017, at 7:00 P.M. at the Beacon Falls Town Hall, 10 Maple Avenue, Beacon Falls, CT. The following application will be heard:

Richard and Mary Molleur, 29 Cedar Circle, Beacon Falls, CT: Appealing the decision of the Zoning Enforcement Officer dated January 31, 2017, and seeking a variance to build an addition on a lot that is less than 45,000 square feet. The property of 29 Cedar Circle, Beacon Falls, CT, is currently a lot size of .42 acres (18,295 approximate square feet). Also seeking a variance to decrease the left side setback to 17 feet to accommodate one corner of proposed addition.

At this hearing, parties in interest and citizens may appear and be heard and written communications received. Copies of said applications are on file with the Zoning Board of Appeals, Beacon Falls Town Hall, 10 Maple Avenue, Beacon Falls, CT.

Richard Molleur provided the Certified mail receipts and a copy of the letter that was sent to the adjacent property owners. R. Molleur also provided copies of the A-2 drawing done by Michael Horbal. B. Mis noted the Doug Bousquet is an adjacent property owner and will be unable to be on the Board for tonight's Public Hearing.

The Board reviewed the drawing as provided. R. Molleur indicated that the addition is for an in-law apartment. After a brief discussion, B. Doiron asked if there was a way to lessen the width of the addition and go back farther in order to keep the square footage. R. Molleur noted the amount of ledge that is on the property and would be an expensive cost to incur. R. Molleur also noted the steep slope on the property.

B. Mis asked if any of the Members had any questions for R. Molleur and there were none at this time. B. Mis asked three times if there was anyone to speak in favor of the applicate and there were none at this time. B. Mis asked three times if there was anyone to speak against the applicate and there were none at this time.

3. Adjournment

B. Mis closed the Public Hearing at 7:12 PM.

Respectfully submitted,

Marla Scirpo
Clerk, Zoning Board of Appeals