

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



BEACON FALLS ZONING BOARD OF APPEALS
Monthly Meeting
September 14, 2017
MINUTES
(Subject to Revision)

1. Call to Order/Pledge of Alliance

Present: Tony Smith, Sue Wisneski, Bob Doiron, and Benjamin Smith

Not Present: Bill Mis, Alternate Carl Gandarillas, Alternate Nancy King and Alternate Doug Bousquet

Bob Doiron called the meeting to order at 7:30 P.M.

2. Approval of Minutes

Motion to approve the minutes from the regular monthly meeting held on August 10, 2017 as submitted by the clerk for tonight's meeting: T. Smith/B. Smith; no discussion; two ayes and two abstentions – S. Wisneski and B. Doiron were not present at August 10's meeting.

3. Correspondence

a. Zoning Board of Appeals Clerk's Invoices

Motion to accept and pay the August 10, 2017 invoice in the amount of \$42.50 as submitted by the clerk: Wisneski/B. Smith; no discussion; all ayes.

b. Other Correspondence

There was no Correspondence received for tonight's meeting.

4. New Business

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

There was one appeal presented at tonight's meeting. There was an application received from Eve Melninkaitis of 111 Highland Avenue, Beacon Falls, CT received. The ZEO denied the request from E. Melninkaitis for a proposed addition located at the left side of the house located at 111 Highland Avenue in Beacon Falls because the addition needs to be set back at least 25 feet from the street line in an R-3 Residence Zone. The ZEO also indicated that the addition would exceed the lot coverage from 20% to 26% in an R-3 zone.

E. Melninkaitis stated in the application to the Zoning Board of Appeals that her husband is 100% disabled, as well as being a Veteran, and needs a handicapped accessible bathroom on the 1st floor of their house and a 2nd handicapped egress. There are no other areas on the lot that are suitable for the proposed addition.

The Members reviewed the applications and a motion was made to schedule a Public Hearing.

Motion to schedule a Public Hearing for Thursday, October 12, 2017, starting at 7:00 PM in the Town Hall Assembly Room in order to discuss the proposed addition from Eve Melninkaitis for the property located at 111 Highland Avenue, Beacon Falls, CT: B. Smith/T. Smith;no discussion; all ayes.

5. Old Business

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

6. Adjournment

B. Doironasked the Members if there were any other discussions for tonight's meeting and there were none. He then asked for a motion to adjournthe meeting.

Motion to adjourn the meeting at 7:35P.M.: B. Smith/Wisneski; no discussion; all ayes.

The next regular meeting for the Zoning Board of Appeals is scheduled for Thursday, October 12, 2017, starting at 7:30 PM.

Respectfully submitted,

Marla Scirpo
Clerk, Zoning Board of Appeals