

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



**BEACON FALLS ZONING BOARD OF APPEALS  
Public Hearing  
October 12, 2017  
MINUTES  
(Subject to Revision)**

**1. Call to Order/Pledge of Alliance**

Present: Bill Mis, Tony Smith, Sue Wisneski, Benjamin Smith, Tony Smith, and Alternate Carl Gandarillas

Not Present: Bob Doiron, Alternate Doug Bousquet, and Alternate Nancy King

Others Present: Eve Melninkaitis; Dorothy Auszura; and Michael Mormile, ZEO

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

**2. Application from Eve Melninkaitis, owners of the property located at 111 Highland Avenue, Beacon Falls, CT**

B. Mis asked S. Wisneski to read the call for tonight's Public Hearing since the Board's clerk was not present at tonight's meetings. S. Wisneski 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, October 12, 2017, at 7:00 P.M. at the Beacon Falls Town Hall, 10 Maple Avenue, Beacon Falls, CT. The following application will be heard:

Eve Melninkaitis, 111 Highland Avenue, Beacon Falls, CT: Appealing the decision of the Zoning Enforcement Officer dated August 30, 2017, and seeking a variance to build a proposed addition on a lot where the front yard variance would decrease from 25 feet to 19 feet. The lot maximum coverage would increase from 20% to 26% based on the 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.

Eve Melninkaitis provided the Certified mail receipts and a copy of the letter that was sent to the adjacent property owners. E. Melninkaitis also provided copies of the A-2 drawing. Letters from two of the adjacent property owners, Sean C. Cloney and Dorothy Auszura, were submitted. Both of the adjacent property owners indicated that they do not have any objections with the proposed plans. E. Melninkaitis noted that her husband is 100% disabled and the addition is VA approved. E. Melninkaitis stated that they proposing to add a full, handicapped bathroom as well as a wrap-around, handicapped accessible deck/porch to provide a second egress.

B. Mis asked if there was anyone present to speak in favor of the application. Dorothy Auszura spoke in favor of the proposed addition/renovations.

The Board reviewed the drawing as provided. B. Mis asked if any of the Members had any questions for E. Melninkaitis 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,

Notes taken by Sue Wisneski and typed by Marla Scirpo  
Clerk, Zoning Board of Appeals