

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



**BEACON FALLS ZONING BOARD OF APPEALS  
Public Hearing**

**April 12, 2018**

**MINUTES  
(Subject to Revision)**

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

Present: Bill Mis, Tony Smith, Bob Doiron, Benjamin Smith, Brian Horgan (arrived at 7:06 PM),  
Alternate Eva Newell, and Alternate Nancy King

Not Present: Alternate Doug Bousquet

Others Present: Charles Edwards, Cody Brennan, John Purdy; and Michael Mormile, ZEO

Chairman B. Miscalled the meeting to order at 7:00 P.M. N. King and E. Newell were not appointed to the Board since there was a quorum of members.

**2. Application from Cal Brennan, applicant, and Charlie Edwards, owner, for the property located at 74 Pent Road, Beacon Falls, CT**

B. Mis asked the clerk to read the call for tonight's Public Hearing. M. Scirporead 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, April 12, 2018 at 7:00 P.M. at the Beacon Falls Town Hall Assembly Room, 10 Maple Avenue, Beacon Falls, CT. The following application will be heard:

Cal Brennan, applicant, and Charlie Edwards, property owner, 74 Pent Road, Beacon Falls, CT: Appealing the decision of the Zoning Enforcement Officer dated February 23, 2018 and seeking a variance to Section 10.3.1 in order to build a proposed side deck at 74 Pent Road, Beacon Falls, as an expansion of an existing non-conforming structure locating in an Industrial District.

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.

B. Mis indicated that Cal Brennan contacted him, and C. Brennan was unable to attend tonight's Public Hearing since he was at work. Charlie Edwards provided the Certified mail receipts and a copy of the letter that was sent to the adjacent property owners. C. Edwards noted that the deck will be a handicapped access to the house. B. Mis asked if anyone living in the house is handicapped and C. Edwards indicated that C. Brennan's grandmother is and has a difficulty entering when visiting.

B. Doiron asked for the reason as to why the deck is non-conforming and B. Mis indicated that it is zoned as Industrial, not Residential. T. Smith asked if the deck is already there or if it is framed and C. Edwards indicated that it is framed with pressure-treated wood. T. Smith asked if a Building Permit was pulled and C. Edwards indicated no. T. Smith asked if the deck was encroaching on the neighboring properties and C. Edwards indicated no.

B. Mis asked if there was anyone present to speak in favor of the application. Cody Brennan, 401 Burton Rod, spoke in favor of the proposed addition/renovations, noting that his grandmother is handicapped and has a difficult time entering the house through the front porch. B. Mis asked three more times and there were no one else at this time.

B. Mis asked if there was anyone present to speak against the application. John Purdy, 103 Pent Road, indicated that the zoning was changed when the previous owner moved into the house and he tried to change it back when the house was going up for sale. J. Purdy indicated that he has gone to the Zoning Enforcement Officer to report burning on the property and noted that he has not been the best of neighbors. B. Mis asked three more times and there were no one else at this time.

The Board reviewed the drawing as provided. B. Mis asked if any of the Members had any questions for C. Edwards and there were none at this time.

### 3. **Adjournment**

Motion to close tonight's Public Hearing: Doiron/B. Smith; no discussion; all ayes.

B. Mis closed the Public Hearing at 7:13 PM.

Respectfully submitted,

Marla Scirpo  
Clerk, Zoning Board of Appeals