

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



BEACON FALLS ZONING BOARD OF APPEALS
Public Hearing

May 10, 2018

MINUTES
(Subject to Revision)

1. Call to Order/Pledge of Alliance

Present: Bill Mis, Benjamin Smith, Brian Horgan, Alternate Eva Newell, and Alternate Nancy King

Not Present: Tony Smith, Bob Doiron, and Alternate Doug Bousquet

Others Present: Joseph Dorosh and Michael Mormile, ZEO

Chairman B. Miscalled the Public Hearing to order at 7:12 P.M. E. Newell was appointed to the Board in order to have a quorum of members.

2. Application from Joseph Dorosh, owner, The River's Edge Pub and Grill, located at 29 North Main Street, 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, May 10, 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:

Joseph Dorosh, property owner, The River's Edge Pub and Grill, 29 North Main Street, Beacon Falls, CT: Appealing the decision of the Zoning Enforcement Officer dated April 6, 2018 and seeking a 10-foot variance in order to build a proposed deck at 29 North Main Street, Beacon Falls, and that the deck would exceed the maximum lot coverage.

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.

The Members reviewed the plans and drawings as submitted by J. Dorosh with the application.

Joseph Dorosh, property owner of The River's Edge Pub and Grill, was present at tonight's Public Hearing. J. Dorosh filed an application with the Board to appeal the Zoning Enforcement Officer's denial of putting a deck on the front of the building located at 29 North Main Street, Beacon Falls. The proposed deck would come out from the building, going towards the street, by 10 feet, and would be the width of the building. J. Dorosh indicated that the deck would enhance the look of the building as well as improve the front steps going to the main door of the building. J. Dorosh explained that during the wintertime, the snowplows push the snow onto the steps. Also, the snow comes down from the awning, making the steps icy.

B. Horgan asked what the lot coverage on a business is and Mike Mormile indicated that it was 50%. B. Smith asked if the railing would be a problem with people pulling into and out of the convenience store/gas station next door. J. Dorosh did not think there would be a problem. B. Mis asked how under the deck will be finished. J. Dorosh was not sure at this time but would like to close it off somehow. J. Dorosh noted that he would like a barrier from animals getting underneath and from the snow being pushed underneath by the plows.

B. Mis asked for his proposal on the posts. J. Dorosh is thinking 6' x 6' but has not talked to the Building Inspector yet. B. Mis noted his concern for safety with traffic. B. Horgan asked about the accessibility for people under ADA requirements. M. Mormile indicated that if the application was approved, then all requirements and regulations under the building codes will have to be met. E. Newell asked if any of the neighbors have voiced a problem with the proposed deck. J. Dorosh indicated that the firehouse is one of the neighbors and there has been no problems brought to his attention.

B. Mis asked if there was anyone present to speak in favor of the application. B. Mis asked three times and there was no one at this time.

B. Mis asked if there was anyone present to speak against the application. B. Mis asked three times and there was no one at this time.

B. Mis asked if any of the Members had any questions for J. Dorosh and there were none at this time.

3. Adjournment

Motion to close tonight's Public Hearing: **Mis/Horgan; no discussion; all ayes.**

B. Mis closed the Public Hearing at 7:34 PM.

Respectfully submitted,

Marla Scirpo
Clerk, Zoning Board of Appeals