

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



BEACON FALLS ZONING BOARD OF APPEALS
Monthly Meeting
March 14, 2019
MINUTES
(Subject to Revision)

1. Call to Order/Pledge of Alliance

Present: Tony Smith, Brian Horgan, Alternate Nancy King, Alternate Eva Newell, and Alternate Doug Bousquet

Not Present: Bill Mis, Bob Doiron, and Benjamin Smith

Others present: Mike Mormile, Brian DeGeorge, and Glen Fernandez

Acting Chairman T. Smith called the Monthly Meeting to order at 7:30 P.M. Alternate Eva Newell and Alternate Nancy King were appointed to the Board for the positions of Bob Doiron and Benjamin Smith in order to have a quorum of Members for tonight's meeting. Alternate Doug Bousquet was not appointed to the Board for tonight's meeting.

2. Approval of Minutes

Motion to approve the minutes from the Monthly Meeting held on February 14, 2019 as submitted by the clerk for tonight's meeting: King/Newell; no discussion; ayes by T. Smith, Nancy, King, and Eva Newell; abstention by B. Horgan since he was not present at the meeting.

3. Correspondence

a. Zoning Board of Appeals Clerk's Invoice

Motion to accept and pay the February 14, 2019 invoice in the amount \$43.50 as submitted by the clerk: Horgan/Newell: no discussion; all ayes.

b. Other Correspondence

There was no other correspondence received for tonight's meeting.

4. New Business

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

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

There were two applications received at tonight's meeting – one from Brian DeGeorge, applicant, and Gabriel Fuoco, owner; and one from Glen Fernandez, applicant, and Roger Sr. & Susan Drown, owners.

Brian DeGeorge, applicant, submitted an application for the property located at 100 North Main Street, Beacon Falls, CT, under the Beacon Falls Zoning Regulations Section 71.2.2 and the CT General Statutes 14-54 (Dealers and Repair Licenses), seeking an approval from the Board for a Certificate of Approval of Location. B. DeGeorge indicated that the payout will remain the same and he is going through the process of purchasing the business for a date as of April 1, 2019. B. DeGeorge indicated that he needs to receive a Certificate of Approval of Location for the dealer's license. T. Smith asked if there are any changes and B. DeGeorge indicated that there will be no physical changes, only that they will no longer be selling gas.

T. Smith asked Mike Mormile if the Board could vote on this tonight and M. Mormile indicated yes. M. Mormile noted that this is an existing business that is being purchased. T. Smith asked the Members if there were any questions and there were none at this time. T. Smith asked for a Motion regarding the application submitted by B. DeGeorge for the property located at 100 North Main Street.

Motion to approve the application as submitted by Brian DeGeorge, applicant, and Gabriel Fuoco, owner, for the property and existing business located at 100 North Main Street for the Certificate of Approval of Location as required by the Beacon Falls Zoning Regulations 71.2.2 and the CT General Statutes 14-54 (Dealers and Repair Licenses): **Newell/King; no discussion; all yes.**

M. Mormile noted that Acting Chairman T. Smith will need to sign the site plan that will be submitted to the Motor Vehicles Dept. and the application.

Glen Fernandez, applicant, submitted an application for the property located at 302-304 Lopus Road, Beacon Falls, CT, under the Beacon Falls Zoning Regulations 71.2.2 and the CT General Statutes 14-54 (Dealers and Repair Licenses), seeking an approval from the Board for a Certificate of Approval of Location. G. Fernandez indicated that he looking to open a small dealership and repair shop for himself and his son. G. Fernandez is retired from the State and the location had previously been a repair and dealership and is looking to open the same type of business. G. Fernandez also noted that he has been working on the site, cleaning up the area. M. Mormile noted that he has problems of blight at this location and G. Fernandez has been working on the site. B. Horgan asked if there any plans to expand and G. Fernandez indicated no, everything will remain the same. T. Smith asked if G. Fernandez is purchasing the property and G. Fernandez indicated yes.

T. Smith asked Mike Mormile if the Board could vote on this tonight and M. Mormile indicated yes. M. Mormile noted that this is an existing business that is being purchased. T. Smith asked the Members if there were any questions and there were none at this time. T. Smith asked for a Motion regarding the application submitted by G. Fernandez for the property located at 302-304 Lopus Road.

Motion to approve the application as submitted by Glen Fernandez, applicant, and Roger Sr. & Susan Drown, owners, for the property and existing business located at 302-304 Lopus Road for the Certificate of Approval of Location as required by the Beacon Falls Zoning Regulations 71.2.2 and the CT General Statutes 14-54 (Dealers and Repair Licenses): **Horgan/Newell**; no discussion; all yes.

M. Mormile noted that Acting Chairman T. Smith will need to sign the site plan that will be submitted to the Motor Vehicles Dept. and the application.

5. Old Business

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

6. Adjournment

T. Smith asked the Members if there were any other discussions for tonight's meeting and there were none.

Motion to adjourn the meeting at 7:41 P.M.: **Horgan/King**; no discussion; all ayes.

The next monthly meeting for the Zoning Board of Appeals is scheduled for Thursday, April 11, 2019, starting at 7:30 PM.

Respectfully submitted,

Marla Scirpo
Clerk, Zoning Board of Appeals