



Town of Beacon Falls  
Zoning Board of Appeals  
Regular Meeting Minutes  
C/O Town Clerk  
10 Maple Avenue Beacon Falls, CT 06403  
December 14, 2023  
(Subject to Revision)

**Member Present:** Ben Smith (**BS**), Bruce Richard (**BR**), Harry Roscoe (**VS**), Mary Ellen Fernandes (**MEF**), James Trzaski (**JT**) via TEAMS

**Members Absent:** N/A

**Others Present:** N/A

1. **Call to Order/Pledge to the Flag**  
**BS** called the meeting to order at 7:38 PM and led the assembled in the pledge of allegiance.
2. **Read and Approve Minutes from Previous Meetings**  
Motion to approve the 10/12/2023 meeting minutes by **BR**, seconded by **HR**. All ayes.
3. **Correspondence & Payment of Bills:** None
4. **Old Business:** None
5. **New Business:** **BS** No new business
6. **Adjournment:** **HR** made a motion to adjourn the meeting at 7:42 PM: **BR** seconded the motion. All ayes.

Respectfully submitted,

Nicole Pastor  
Clerk, Zoning Board of Appeals

Regular Meeting Minutes – ZBA  
Clerked by Nicole Pastor  
Meeting Date: 12/14/23