

## **ORDINANCE RELATING TO COMBINED PLANNING AND ZONING COMMISSION**

### **SECTION 1. CREATION.**

There shall be in the Town of Beacon Falls, a Planning and Zoning Commission composed of nine (9) members, who shall be electors of the Town, appointed as hereinafter provided, together with the First Selectman and the Town Engineer as ex-officio members. The Town Engineer shall have no vote and the First Selectman shall vote *only* in the case of a tie. The Chairman shall be elected by the members from the membership, not including the ex-officio members.

### **SECTION 2. COMPOSITION.**

Appointment and terms of members; filling vacancies.

The members of the Town Planning and Zoning Commission shall be appointed by the Board of Selectmen on or before August 12, 1974. The present elected members of the Town Zoning Commission shall be appointed as members to serve out their unexpired terms; i.e. Francis Guida and Edward R. Betkoski shall serve until November 4, 1975; Courtney F. Harris, Jr. Edward J. Smith, and Wilbur Weed, Jr. shall serve until November 8, 1977. The Board of Selectmen shall appoint the remaining members; one (1) member to serve until November 4, 1975, and three (3) members to serve until November 1, 1976. At the expiration of each of these said terms, three (3) members shall be appointed for three (3) year terms and shall serve until their successors have been appointed and have qualified. Vacancies in the membership shall be filled for the unexpired portion of a term in the manner as regular appointments. No person shall serve for more than three (3) full successive terms on the Town Planning and Zoning Commission.

**All members of the Planning and Zoning Commission are required to attend at least one (1) training per year, specific to the Planning and Zoning Commission. This training will provide useful information needed to make decisions in the best interests of the Town of Beacon Falls. Failure to attend such training and provide documentation of the attendance will be cause for removal from the Commission by the Board of Selectmen.**

### **SECTION 3. MEMBERS AND DUTIES**

The Commission shall choose one of its members to be the Secretary, who shall keep a record of the acts and resolutions of the Commission, including the votes of each member upon any issue before it. No more than five (5) appointive members of the same political party shall serve on the Commission at the same time. Appointive members shall serve without compensation and shall hold no other office of trust or emolument in the Town government. A quorum shall consist of five (5) members and the concurrence of four (4) votes, except as otherwise provided in Section 4 hereof, shall be necessary for the transaction of business.

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### **SECTION 4. POWERS**

The Commission shall have all of the powers and duties and be subject to the restrictions and limitations of a Zoning Commission established under Chapter 124 of the General Statutes, and of a Planning Commission established under Chapter 126 of the General Statutes.

### **SECTION 5. PROCEDURE FOR HOLDING PUBLIC HEARINGS.**

For the purpose of holding Public Hearings as required under Chapters 124 and 126 of the General Statutes and as required under the Zoning and Planning rules and regulations now or hereinafter in force in the Town of Beacon Falls, the Chairman may appoint committees of no less than five (5) appointive members among whom may be included the Chairman and one of whom he shall designate as Secretary. Action on matters which have been the subject of a Public Hearing shall be taken by a majority vote of the entire Commission at a Regular or Special Meeting thereof, except in the event of a protest filed under Section 8-3 of the General Statutes, in which case a vote of two-thirds (2/3) of the entire Commission shall be required for the adoption of a change in Zoning Regulations and boundaries.

### **SECTION 6. ABOLISHMENT**

Discontinuance of present Planning Commission and Zoning Commission. Continuation of the Planning Commission and Zoning Commission rules and regulations.

On August 12, 1974, the present Town Planning Commission and the present Zoning Commission shall cease to exist. All rules and regulations heretofore enacted or adopted by said Town Planning Commission and said Zoning Commission shall continue in full force and effect until modified, repealed or superceded in accordance with the provisions of this amendment.

### **SECTION 7. REPEAL OF SPECIFIC PROVISIONS.**

All Ordinances relating to the Planning Commission and the Zoning Commission of the Town of Beacon Falls to the extent that their provisions are in conflict with the provisions of this Ordinance are repealed.

### **PASSED AT A TOWN MEETING - JULY 16, 1974.**

Revision to the Ordinance.

Public Hearing held on September 18, 2006.

Town Meeting held on October 2, 2006.

This Ordinance shall become effective fifteen (15) days after its publication in the most widely circulated newspaper in the Town of Beacon Falls.

This Ordinance became effective November 9, 2006.