



**Beacon Falls Planning & Zoning Commission  
10 Maple Avenue  
Beacon Falls, CT 06403**

**BEACON FALLS PLANNING & ZONING COMMISSION  
Monthly Meeting  
February 17, 2022  
Record of Motions and Votes**

At the Planning & Zoning Commission Monthly Meeting, held on February 17, 2022, the following motions and votes were recorded:

**Motion to accept minutes from the December 16, 2021 Regular Monthly Meeting; December 21, 2021 Special Meeting; December 16, 2021 Public Hearing Continuation (application PZC-10212021-1-TA- Muth); December 16, 2021 Public Hearing Continuation (application PZC-09232021-1-SP- 343 Lopus Road), as submitted. Motion made by Michael Pratt/Seconded by Robert Starkey VOTE:**

Donald Molleur	<u>Aye</u>	Nay	Abstain	Absent
Jack Burns	<u>Aye</u>	Nay	Abstain	Absent
Harry Roscoe	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Jonathan Conte	<u>Aye</u>	Nay	Abstain	Absent
Michael Rupsis	<u>Aye</u>	Nay	Abstain	Absent
Marc Bronn	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Robert Starkey	<u>Aye</u>	Nay	Abstain	Absent
Michael Pratt	<u>Aye</u>	Nay	Abstain	Absent
Howard Leeper	<u>Aye</u>	Nay	Abstain	Absent

**Motion to accept the Monthly ZEO Report. Motion made by Michael Rupsis/Seconded by Michael Pratt. VOTE:**

Donald Molleur	<u>Aye</u>	Nay	Abstain	Absent
Jack Burns	<u>Aye</u>	Nay	Abstain	Absent
Harry Roscoe	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Jonathan Conte	<u>Aye</u>	Nay	Abstain	Absent
Michael Rupsis	<u>Aye</u>	Nay	Abstain	Absent
Marc Bronn	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Robert Starkey	<u>Aye</u>	Nay	Abstain	Absent
Michael Pratt	<u>Aye</u>	Nay	Abstain	Absent
Howard Leeper	<u>Aye</u>	Nay	Abstain	Absent

**Motion to allow Town Planners to work with the Town of Beacon Falls Inland Wetlands and Watercourses Commission over the next 6 months to a year to review the Stormwater Ordinances. Motion made by Michael Pratt/Seconded by Jack Burns. VOTE:**

Donald Molleur	<u>Aye</u>	Nay	Abstain	Absent
Jack Burns	<u>Aye</u>	Nay	Abstain	Absent
Harry Roscoe	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Jonathan Conte	<u>Aye</u>	Nay	Abstain	Absent

Michael Rupsis	<u>Aye</u>	Nay	Abstain	Absent
Marc Bronn	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Robert Starkey	<u>Aye</u>	Nay	Abstain	Absent
Michael Pratt	<u>Aye</u>	Nay	Abstain	Absent
Howard Leeper	<u>Aye</u>	Nay	Abstain	Absent

Motion to remove H.I. Stone from the agenda. Motion made by Michael Rupsis/Seconded by Michael Pratt. VOTE:

Donald Molleur	<u>Aye</u>	Nay	Abstain	Absent
Jack Burns	<u>Aye</u>	Nay	Abstain	Absent
Harry Roscoe	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Jonathan Conte	<u>Aye</u>	Nay	Abstain	Absent
Michael Rupsis	<u>Aye</u>	Nay	Abstain	Absent
Marc Bronn	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Robert Starkey	<u>Aye</u>	Nay	Abstain	Absent
Michael Pratt	<u>Aye</u>	Nay	Abstain	Absent
Howard Leeper	<u>Aye</u>	Nay	Abstain	Absent

Motion to amend Article I of the Beacon Falls Zoning Regulations by creating Section 8.4.5 - Accessory Residential Poultry and/or Livestock Use Regulations- using proposed language submitted by the applicant but as amended by the Beacon Falls Town Planners, version dated January 19, 2022, with the following changes:

**Removal of below language from proposed Section 8.4.7, subsection 10.**

10) Existing regulations permit a horse to be kept as an accessory use on residential lots, provided the animal has a minimum of 40,000 square feet. A horse inhabiting a property conforming to existing regulations by the effective date of \_\_\_\_\_ will be considered a pre-existing non-conforming accessory use. Owners shall apply for a Certificate of Zoning Compliance within three months of the effective date to maintain their vested status. If a horse is permitted for via Section 8.4.7.10, it will count towards the livestock unit calculation for that parcel

**Add following language to proposed Section 8.4.7, subsection 10**

**\*\*Horses or ponies may be kept on a lot of less than five (5) acres provided that the lot contains an area of not less than 40,000 square feet for each such animal and the total number thereof does not exceed three (3)**

**\*\*This language is taken directly from Section 8.8.2.a of current Town of Beacon Falls Zoning Regulations**

Motion made by Michael Rupsis/Seconded by Michael Pratt. VOTE:

Donald Molleur	<u>Aye</u>	Nay	Abstain	Absent
Jack Burns	<u>Aye</u>	Nay	Abstain	Absent
Harry Roscoe	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Jonathan Conte	<u>Aye</u>	Nay	<u>Abstain</u>	Absent
Michael Rupsis	<u>Aye</u>	Nay	Abstain	Absent
Marc Bronn	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Robert Starkey	<u>Aye</u>	Nay	Abstain	Absent
Michael Pratt	<u>Aye</u>	Nay	Abstain	Absent

Howard Leeper	<u>Aye</u>	Nay	Abstain	Absent
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Motion to set an effective date for the proposed Accessory Residential Poultry and/or Livestock Use Regulations for March 17, 2022. Motion made by Michael Pratt/Seconded by Michael Rupsis. VOTE:

Donald Molleur	<u>Aye</u>	Nay	Abstain	Absent
Jack Burns	<u>Aye</u>	Nay	Abstain	Absent
Harry Roscoe	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Jonathan Conte	<u>Aye</u>	Nay	<u>Abstain</u>	Absent
Michael Rupsis	<u>Aye</u>	Nay	Abstain	Absent
Marc Bronn	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Robert Starkey	<u>Aye</u>	Nay	Abstain	Absent
Michael Pratt	<u>Aye</u>	Nay	Abstain	Absent

Motion to revise effective date for the proposed Accessory Residential Poultry and/or Livestock Use Regulations for March 21, 2022. Motion made by Michael Pratt/Seconded by Michael Rupsis. VOTE:

Donald Molleur	<u>Aye</u>	Nay	Abstain	Absent
Jack Burns	<u>Aye</u>	Nay	Abstain	Absent
Harry Roscoe	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Jonathan Conte	<u>Aye</u>	Nay	<u>Abstain</u>	Absent
Michael Rupsis	<u>Aye</u>	Nay	Abstain	Absent
Marc Bronn	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Robert Starkey	<u>Aye</u>	Nay	Abstain	Absent
Michael Pratt	<u>Aye</u>	Nay	Abstain	Absent

Motion to approve and pay all invoices as submitted. Motion made by Michael Pratt/Seconded by Michael Rupsis. VOTE:

Donald Molleur	<u>Aye</u>	Nay	Abstain	Absent
Jack Burns	<u>Aye</u>	Nay	Abstain	Absent
Harry Roscoe	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Jonathan Conte	<u>Aye</u>	Nay	Abstain	Absent
Michael Rupsis	<u>Aye</u>	Nay	Abstain	Absent
Marc Bronn	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Robert Starkey	<u>Aye</u>	Nay	Abstain	Absent
Michael Pratt	<u>Aye</u>	Nay	Abstain	Absent

Motion to adjourn at 8:06 pm. Motion made by Michael Pratt/Seconded by Jack Burns. All ayes.

Respectfully submitted,  
 Lisa Daigle  
 Clerk, Planning & Zoning Commission