

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



BEACON FALLS PLANNING AND ZONING COMMISSION  
Public Hearing Continuation  
Application PZC-10212021-1-TA  
December 16, 2021  
MINUTES  
(Subject to Revision)

1. Call to Order / Pledge of Allegiance

Chairman Donald Molleur opened the hearing at 7:00 P.M. and the call was read. This is a continuation of the hearing that was first opened on November 18, 2021.

**Members Present:** Donald Molleur (DM), Michael Pratt (MP), Robert Starkey (RS) Michael Rupsis (MR), Harry Roscoe (HR)

**Members Absent:** Marc Bronn (MB), Jack Burns (JB), Howard Leeper (HL)

**Others Present:** Town Planners Keith Rosenfeld (KR) and Savannah-Nicole Villalba (SN), Michael Mormile (ZEO)

2. Public Hearing

- a. **Applicant's Presentation – Cody Muth, 229 Burton Road.** – What we brought is a start, a compromise. I enjoyed working with Keith and SN. Their proposals do not work for me or other taxpayers in town. Other families will need to find new homes for animals under proposed regs by Planners. Appreciate working with Commission, hope you make the right decision.

b. **Comments & Questions from Commissioners**

**HR:** Cody how big is your lot? **CM:** .84 **HR:** So, under this, you would be allowed two goats? **CM:** One. **HR:** How long did you have your goats? Any reason we can't grandfather? **CM:** Two years, but there are others affected.

**KR:** This is the result of the enforcement proceeding.

**MR:** One goat, neighbors will hate you, they will make noise – those types have to be in pairs.

**Savannah-Nicole Villalba (SN), Town Planner** – This is accessory regulation. Can't think of this as farms. We have to have a rationale to decide. We had to find a way to discriminate between the different types of animals. Poultry/Livestock - units were an attempt to allow people to have as many as possible understanding small lot sizes. We also enjoyed working with the Muth's.

**HR:** Can we say over .75 acres you can have two goats. **SN:** If that is what the Commission would like. If that were to change, anyone under .75 would only be allowed to have poultry.

**MP:** No pigs? Pot belly pigs as pets - live inside home. **SN:** ZEO in charge of looking at these. Pot belly pig as a pet, would have to go to ZBA to determine what is a pet v livestock.

**HR:** Mike have you visited these people? Did we talk to the families in Town that are currently in noncompliance? **SN:** This is for the ZEO- this is a tricky area; enforcement.

**CM:** Had five goats to start, got rid of three. I've taken into consideration the families I've talked to. This is the first board I've been to I've actually gotten help. ¾ of families will be good, but other people that have had their animals for years, should be able to have them. Especially if there is no problem with their neighbors.

**MR:** Need a grandfather clause in this.

**CM:** Other towns regulations, say any time before this date. To grandfather.

**DM:** If we go that route, I'd like people to come in and sign a form to grandfather them in.

### **c. Comments & Questions from Public**

**Susan McDuffie, 12 Timber Ridge** –What do I do in my case. Just moved into my home. Would I not get grandfathered in? **DM:** Decides what the Board decides to set as a grandfathered date.

**MP:** Certain animals need to be paired. **SN:** My opinion is the best way to do this is to get rid of half livestock unit.

**Robert Uhl, 187 Burton Road,** Bethany references manuals for best care. Regulations referring to best practices. So that people who want resources  
**SN** - I agree- we reference guides in our proposals.

Applicants agreed to grant a 65-day extension, via handwritten letter.

**Motion to allow Town Planners to work with Town Attorney when drafting the proposed regulations, especially the sections related to vesting. MP/MP. All ayes. Motion carried.**

**Motion to continue public hearing on Application PZC-10212021-1-TA to January 22, 2021 at 7:00 PM, in the Town Hall Assembly Room. Motion made by Harry Roscoe/Seconded by Michael Pratt all ayes. Motion carried.**

### **3. Adjournment**

Meeting was continued, by motion at 7:23 pm.

Respectfully submitted,  
Lisa Daigle  
Clerk, Planning & Zoning Commission