

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
February 17, 2022
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), Jack Burns (JB), Howard Leeper (HL) Jonathan Conte (JC)

Members Absent: Marc Bronn (MB), Harry Roscoe (HR)

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** - no comments
- b. **Comments & Questions from Commissioners**

Savannah-Nicole Villalba (SN), Town Planner – We met with the Muth's on January 5, 2022. They wanted to see any parcel that can meet the setbacks and general requirements to have chickens, to be able to. We revised the proposed regulations to match those suggestions. Our recommendation is to close the hearing. We were also asked to look into whether there was any way to vest properties with livestock currently. The way regs are currently set up, you have Farms as an allowed use, but if you don't have 5 acres, only two conditions to have livestock – a horse for every 40,000 sq ft., or up to 20 poultry, I believe. Anyone outside of that is technically outside of the regulations. Some may become conforming with this regulation.

c. **Comments & Questions from Public**

Selectman Michael Krenesky, 22 Maple Avenue, via written comment -After a quick review of the reg changes, my only concern is clearly and specifically defining the differences between Residential and Business use of "livestock". Maybe it cannot be defined on that way, but consideration should be taken.

Cody Muth – Over 5 acres is considered a farm, so under 5 acres couldn't make profit off it anyway.

DM: This regulation is only pertaining to residential.

SN: Use tables in current regulations say what is allowed in residential zone.

3. Adjournment

Motion to close hearing 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	Aye	Nay	Abstain	<u>Absent</u>
Jonathan Conte	<u>Aye</u>	Nay	Abstain	Absent
Michael Rupsis	<u>Aye</u>	Nay	Abstain	Absent
Marc Bronn	Aye	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

Hearing was closed, by motion at 7:12 pm.

Respectfully submitted,

Lisa Daigle

Clerk, Planning & Zoning Commission