



**Town of Beacon Falls  
Planning & Zoning Commission  
Public Hearing- June 16, 2022, Minutes  
10 Maple Ave Beacon Falls, CT 06403**

*(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. Public Hearing legal notice was published in the Republican-American on June 2, 2022, and June 13, 2022, as well as posted to Town website.

**Members Present:** Donald Molleur (DM), Michael Pratt (MP), Jack Burns (JB), Jonathan Conte (JC), Marc Bronn (MB), Mike Rupsis (MR)

**Members Absent:** Robert Starkey (RS), Howard Leeper (HL), Harry Roscoe (HR)

**Others Present:** Zoning Enforcement Officer Mike Mormile, Town Planners Keith Rosenfeld (KR) and Savannah-Nicole Villalba (SNV), Residents, Cody and Christina Muth 229 Burton Rd.

**2. Public Hearing**

- a. PZC-04212022-1-TA- PZC initiated Text Amendment to revise Town of Beacon Falls Zoning Regulations Article 1, Section 8.4.5 Accessory Residential Poultry and /or Livestock Use. **DM** In April Planning & Zoning meeting a motion was brought up that we wanted to change Article 8.4.7.2 Livestock required minimum lot size. Unanimous decision to make it 40,000sq ft. **MP** The wording needed to match current regulations. **SNV** Section 8.4.7.10 was removed as it was language in the old regulations. The table and proper language were changed to reflect the new regulations; less than 1/2 acre to 40,000sq feet and 40,000sq feet to 1 acre. Proposed Text Amendment attached at the end of minutes.
- b. Comments & Questions from Public: Commissioner asked three times. None.
- c. Comments & Questions from Commissioners-None

**3. Adjournment**

Motion to close hearing made MP/JB. All ayes. Carried. The hearing closed at 7:03 pm.

Respectfully Submitted,

Leah Rajvong  
Clerk, Planning & Zoning Commission



**Town of Beacon Falls  
Planning & Zoning Commission  
Public Hearing- June 16, 2022, Minutes  
10 Maple Ave Beacon Falls, CT 06403**

*(Subject to revision)*

#### **8.4.5. ACCESSORY RESIDENTIAL POULTRY AND/OR LIVESTOCK USE**

The intent of this section is to provide regulations for the keeping of a very limited number of poultry and/or other livestock for personal use, enjoyment, or personal consumption provided that such animals are kept in a sanitary and non-offensive manner and consideration has been made to the number of animals, size of the lot and proximity of adjacent residences. These regulations are for the R-1, R-2, and R-3 Residential Zoning Districts in the Town of Beacon Falls.

##### **8.4.5.1 FARMS AND FARMING OPERATIONS AS A PRIMARY USE**

Farms and farming operations as a primary use of a property shall conform to the standards set in Article 1 Section 8.8.

#### **8.4.6. DEFINITIONS**

**8.4.6.1. POULTRY, RESIDENTIAL ACCESSORY USE-** chickens, ducks, turkeys but not guinea hens, peacocks, emus, or ostriches.

**8.4.6.2 LIVESTOCK, RESIDENTIAL ACCESSORY USE-** horses, cows, donkeys, sheep, goats, rabbits but not pigs and minks.

**8.4.6.3 LIVESTOCK UNIT, RESIDENTIAL ACCESSORY USE-**

- A) One horse or one cow or one donkey,
- B) Two sheep or two goats,
- C) Sixteen chickens or sixteen rabbits.

#### **8.4.7 GENERAL APPLICATION REQUIREMENTS**

1) An application for a Certificate of Zoning Compliance shall be submitted to the Zoning Enforcement Officer per Section 3 and Section 72 of the Town of Beacon Falls Zoning Regulations for an accessory residential poultry and/or livestock use. A plot plan shall be provided depicting:

- A) the areas designed for the keeping of the livestock and/or poultry.
- B) the total number of type of livestock and/or poultry kept; and
- C) the locations, type and size of the shelters, grazing areas, keeping areas, and fences.

2) An application for an accessory poultry and/or livestock use must be submitted and signed by the owner of such property.



**Town of Beacon Falls  
Planning & Zoning Commission  
Public Hearing- June 16, 2022, Minutes  
10 Maple Ave Beacon Falls, CT 06403**

*(Subject to revision)*

- 3) Poultry and/or livestock must be owned by the residents or owner of the premises on which they are kept.
- 4) The keeping of poultry and/or livestock under this provision shall be for the personal use of the residents or owners of the premises on which they are kept. Stabling of livestock other than those owned by the owner or resident of the lot is prohibited and no 4-H project shall be conducted simultaneously with the accessory poultry and/or livestock use.
- 5) The keeping of said poultry and livestock under this provision shall not be construed as allowing the establishment of any commercial enterprise.
- 6) Poultry and livestock offspring shall not apply to the calculation of number of animals until after weaning.
- 7) The raising or breeding of livestock exclusively for their pelts is prohibited.
- 8) Additional regulations of the Public Health Code, the Department of Energy and Environment Protection, the Connecticut Department of Agriculture, or the Connecticut General Statutes may apply.
- 9) An applicant may be required to submit an erosion and sedimentation control plan, depending on the site-specific characteristics of the property.
- 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).~~

#### **8.4.7.1 SPECIFIC POULTRY REQUIREMENTS**

- 1) **Number of Poultry.** A property shall meet the requirements of Section 8.4.8 - General Accessory Residential Poultry and/or Livestock Use Requirements in order to keep up to a maximum of eight (8) poultry.
- 4) **Management.** Poultry shall be suitably contained on the premises at all times. Free range poultry are prohibited.

#### **8.4.7.2 SPECIFIC LIVESTOCK REQUIREMENTS**

- 1) **Minimum lot size.** A property must be greater than or equal to **forty-thousand square feet (40,000 sq. ft.)** in order to keep livestock as an accessory residential use.
- 2) **Number of Livestock.** A property which meets the minimum lot size may keep up to one (1) livestock unit. A property of one (1) acre or more may keep up to 1.0 livestock units and 0.5 livestock units for every additional acre thereafter. Please refer to Table 1 – Number of Permitted Accessory Residential Poultry or Livestock Uses for additional information.



**Town of Beacon Falls  
Planning & Zoning Commission  
Public Hearing- June 16, 2022, Minutes  
10 Maple Ave Beacon Falls, CT 06403**

*(Subject to revision)*

3) **Management.** Livestock shall be suitably contained on the premises at all times. Free range livestock are prohibited.

**8.4.8 GENERAL ACCESSORY RESIDENTIAL POULTRY AND/OR LIVESTOCK USE REQUIREMENTS**

1) **Roosters.** Roosters are not permitted on property which has less than three (3) acres.

2) **Waste Management.** The storage and management of waste (e.g., a combination of manure and bedding) for poultry and/or livestock shall be in accordance with the Public Health Code, as amended. In no case shall waste be located closer to the property lines than the minimum setback requirements for structures and enclosures for the keeping of poultry and shall not exceed two (2) cubic yards at any given time.

2) **Setbacks and Permitting Requirements.**

A) The area used for grazing, exercising, or training of such animals shall be located at least ten (10) feet away from any lot line and securely fenced in to prevent straying and to prevent the public from entering the enclosure.

B) Any pre-existing non-conforming fence for confining livestock may be repaired, maintained, or replaced.

3) **Site- Suitability in Impact.** To minimize potential adverse impacts, the following shall apply:

A) Sites with slopes of greater than 15% shall be avoided or improved to avoid heavy surface water runoff, soil erosion, sedimentation, or hazardous conditions for keeping poultry under these regulations.

B) Structure for the keeping of accessory residential poultry and/or livestock under these regulations shall not be permitted directly over land containing an on-site sewage disposal system. Structures and enclosures (such as fenced areas) shall not be permitted directly over wells.

C) Property drainage shall be provided to avoid collection of water. Water shall be diverted from accessory residential poultry and/or livestock under keeping in areas; however, such water shall not pollute surface or subsurface water supplies nor shall runoff be directed at neighboring properties.



**Town of Beacon Falls  
Planning & Zoning Commission  
Public Hearing- June 16, 2022, Minutes  
10 Maple Ave Beacon Falls, CT 06403**

*(Subject to revision)*

**Table 1- Number of Permitted Accessory Residential Poultry or Livestock Uses**

<b>Lot Size</b>	<b>Allowed Accessory Poultry and/or Livestock</b>
Less than 0.5 acres – 40,000 square feet	8 poultry (See Section 8.4.7.1).
40,000 square feet – 1.0 acre	8 poultry (See Section 8.4.7.1) <b>and</b> 1.0 livestock unit (See Section 8.4.7.2)
More than 1 acre	8 poultry (See Section 8.4.7.1) <b>and</b> 1.0 livestock unit (See Section 8.4.7.2) <b>and an additional 0.5 livestock units for every additional acre thereafter.</b>