

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
November 18, 2021
MINUTES
(Subject to Revision)

1. Call to Order / Pledge of Allegiance

Chairman Donald Molleur opened the hearing at 6:30 P.M. and the call was read into the meeting minutes. Public Hearing legal notice was published in the Republican-American on November 7, 2021, and November 15, 2021, and posted to Town website.

Members Present: Donald Molleur (DM), Jack Burns (JB), Cody Brennan (CB) Michael Pratt (MP), Howard Leeper (HL) Robert Starkey (RS) Michael Rupsis (MR)

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 additional presentation provided Commission with a copy of proposed regulations.

b. Comments & Questions from Commissioners

Savannah-Nicole Villalba (SN), Town Planner – Work with Muth's to create draft ag/livestock regulations. Applicants used the draft made modifications. Enjoyed working with the Muth's on this process. We have two documents to enter into the record: (1) The Muth's proposed regulations, with our comments and proposed revisions (2) and a memo, drafted by Town Planners, with comments related to PZC-102102021-1-TA.

SN: Under the current regulations, Farms are an allowed accessory use for residential districts. This has allowed residential properties to have horses on acres that are 40,000 square feet. We have included 8.4.7 – General Application Requirements #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 whatever the effective date 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. This is called vesting, being grandfathered into the system. We set a three-month period. Anyone who has a horse needs to come down and get a certificate of zoning compliance. That way they can keep them. Recommend extending the public hearing.

RS: What happens if someone doesn't get the letter? **DM:** Zoning Enforcement Officer

DM: Commend the Muth's for their hard work. Thank you.

MM: Fee the same as current certificate of compliance? **SN/KR:** Yes. \$25

c. Comments & Questions from Public

Robert Uhl, 187 Burton Road, Urge Commission to adopt the less restrictive regulations.

Susan McDuffie, 12 Timber Ridge – If there is a slight discrepancy, aka under an acre, any a committee to determine? **DM:** Residents can always go to the Zoning Board of Appeals. **SN:** Recommend if nonconforming, you apply for a certificate of Zoning Compliance during the period. Keep the letter.

Cody Muth, 229 Burton – Wanted to thank everyone for their help.

Kyle Brennan, 401 Burton Rd - Positive note to see Commission to be part of the solution. Positive thing for our Town.

Steven Moffat, 136 Burton – Do we deduct house from total lot acreage? **DM:** No. **SN:** Not about impervious surface, just total lot size.

Motion to continue public hearing on Application PZC-10212021-1-TA to December 16, 2021 at 7:00 PM, in the Town Hall Assembly Room. Motion made by Michael Pratt/Seconded by Howard Leeper 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>
Cody Brennan	<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

3. Adjournment

Meeting was continued, by motion at 6:48 pm.

Respectfully submitted,

Lisa Daigle

Clerk, Planning & Zoning Commission