

**Beacon Falls Zoning Board of Appeals  
10 Maple Avenue  
Beacon Falls, CT 06403**



**BEACON FALLS ZONING BOARD OF APPEALS  
Monthly Meeting  
December 10, 2020  
MINUTES  
(Subject to Revision)**

**1. Call to Order/Pledge of Alliance**

BM called the Monthly Meeting to order at 7:36 P.M.

**Members Present:** Bill Mis (BM), Benjamin Smith (BS), Mary Ellen Fernandes (MF), Tony Smith (TS), Brian Horgan (BH)

**Members Not Present:**

**Others Present:** First Selectman Smith (GS), Susan McDuffie (SD), Vin Marino, Esq. (VM) 5 members of the public

**2. Approval of Minutes**

Motion to approve the minutes from the Monthly Meeting held on November 18, 2020, **BS/MF; no discussion, all ayes.**

**3. Correspondence**

**a. Other Correspondence**

BM noted only correspondence received was regarding Application No. 020-01; 12 Timber Ridge Lane.

**4. New Business**

- a.** Application No. 020-01; 12 Timber Ridge Lane – Discussion & Action -  
MF – I am reading the regulations and I think that one's opinion if they were in favor could go one way and if they were against could go another. The Attorney's correspondence to us is just their opinion. It does not clarify our regulations. I think there is a big difference between a goat farm and two goats. With everything going on in the world and our town, its two goats. I do not really see a problem with this. BH – I have spent a lot of time looking into this and to me it comes down to the definition of either a pet or livestock. There are numerous opinions of this online. I think this has turned into a big mess. BS – two goats that are clearly defined as livestock. We are trying to keep it separate from the business, but the application is for business use, they are not for the use of pets on the property which in my opinion does not qualify as a hardship. These goats are being utilized as a revenue source which makes it commercial use, which makes it livestock. This is an open and shut case of livestock not being allowed within the regulations. BH – don't you think that there would be another application for pets. BS – she said her clients have relationships with them as well and the pet aspect was brought in afterwards. The original application presented to the Board was for business use. **I make a motion to vote in opposition of the application and decline the variance as submitted, seconded by TS.** TS – I missed the beginning but did listen to the meeting, MF if TS missed a portion then you should not be seconding it. BM – for discussion – there are times for certain reasons to allow variances such as someone who is elderly and may need a carport that would encroach. There are logical reasons why we issue variances. One of the rules of our Board is that any variance

tied to financial gain is not allowed. This application is tied to a financial gain, and it is not allowed. TS – you are correct. **BS – I would move the question to a vote to deny the application as submitted. BM – all those in favor of denying the application please say yes - BS- yes, TS – yes, MF – not in favor of denying, BH – yes and BM - yes. Board votes to deny the application as submitted 4-1.**

5. **Old Business**

None

6. **Adjournment**

Motion to adjourn the meeting at 7:55 P.M.: **BS/BH**; *no discussion*; all ayes.

Respectfully submitted,

Kerry McAndrew  
Clerk, Zoning Board of Appeals