

# THE ZONING COMMISSION

Town of New Fairfield  
New, Fairfield, CT 06812

## REGULAR MEETING

### MINUTES

Wednesday, August 1, 2018

7:30pm

New Fairfield Library Community Room

Present: John Moran, Chairman, Kevin Van Vlack, Vice Chair; Steve Hanrahan and Gary Mummert, Town of New Fairfield Zoning Enforcement Officer Evan White, First Selectman Pat Del Monaco, Selectman Khris Hall, Selectman Kim Hanson and Finance Director Ed Sbordone. John Brown and Joe Letizia were not in attendance.

Members of the public present: David Bernardini (Candlewood Creamery) and several residents attended for the purpose of the Public Hearing.

1. **Call to Order:** Chairman John Moran called the meeting to order to at 7:32pm. He spoke of the Public Hearing regarding issues with Air BnB's and short term vacation rentals. He gave residents present the opportunity to speak to this. He noted that no decision has been made by the Zoning Commission yet and the purpose of this meeting was just to hear opinions regarding this issue. He noted that the Zoning Commission will review the policies of neighboring towns for ideas. He encouraged residents to send written opinions to the Zoning Enforcement Officer if they desire.
2. **Public Comment:** Many members of the public gave their opinions both pro and con regarding issues regarding Air BnB's. Opinions in favor of short-term rentals site the boost to the economy and value to local businesses and residents being able to supplement the high cost of taxes. Opinions against short-term rentals included the noise, extra garbage and burden to the septic tanks and wells. There was a brief discussion of the definition of short-term rentals and the town regulations and the challenge of enforcing rules.

## PUBLIC HEARING

### Issues with Air BnB's & Short Term Vacation rentals in the Town of New Fairfield

Kevin Van Vlack made a motion to continue the Public Hearing regarding Air BnB's and Short Term vacation rentals until the next regular Zoning Board meeting on Wednesday, September 5th. Steve Hanrahan seconded the motion.

Steve Hanrahan	yes
John Moran	yes
Gary Mummert	yes
Kevin Van Vlack	yes

**Current regulations for 7.1 nonconforming lots. Addition to current New Fairfield regulations to include the addition of recognizing R-44 preexisting nonconforming lots-** Tabled until next meeting

**BUSINESS ITEMS**

**Air BnBs and Short Term Vacation rentals in the Town of New Fairfield-** continued to the September 5, 2018 regular meeting.

**Site Plan SI-18-015;** 90 State Route 39-Section 4.1-Business/Commerical-Construct Front Outdoor Patio for seating at Candlewood Creamery. Applicant-David Bernardini.

John Moran noted that a traffic study was done for this location and it was determined that there is always sufficient parking. Two recommendations given were that the handicapped parking spots should be painted and there should be off-site parking for employees. It was noted that all specifications have been met. Applicant David Bernardini noted that entrance and exit signs will be put up soon. He will be meeting with the Fire Marshal this week to make sure there is a gate that has the capacity to be opened in the event of a fire. Selectman Khris Hall noted that the Board of Selectman is currently working with the state to potentially put a yellow blinking lot at this location.

Kevin Van Vlack made a motion to approve Site Plan SI-18-015; 90 David Bernardini-State Route 39-Section 4.1 Business/Commercial-Construct Front Outdoor Patio for seating at Candlewood Creamery. Steve Hanrahan seconded the motion.

Steve Hanrahan	yes
John Moran	yes
Gary Mummert	yes
Kevin Van Vlack	yes

**Approval of Minutes (June 6, 2018)-** Tabled until the next meeting

**Enforcement Actions**

- 7 Valerie Lane- junk, engines, trash outside
- 26 Middleton Road- illegal in-home business
- 13 Lakeview Drive- junk trailer and boat
- 20 Musket Ridge- two illegal decks. Owner submitted application to legalize.
- 60 Saw Mill Road-two illegal businesses. Working to legalize
- 24 Windmill Road- 1 family home being used as a two family
- Vaughn's Neck- There was a discussion of possibly talking to First Light. ZEO Evan White suggested doing an inspection there.

**Adjournment**

Kevin Van Vlack made a motion to adjourn the meeting at 8:45 pm. Gary Mummert seconded the motion  
**All in favor**

Respectfully submitted,  
Suzanne Kloos

Zoning Commission meeting  
August 1, 2018