

THE ZONING COMMISSION

Town of New Fairfield
New, Fairfield, CT 06812

REGULAR MEETING

MINUTES

Wednesday, September 5, 2018

7:30pm

High School Library

Present: John Moran, Chairman, Kevin Van Vlack, Vice Chair; John Brown, Steve Hanrahan, Joe Letizia and Gary Mummert (Alternate), Town of New Fairfield Zoning Enforcement Officer Evan White

Members of the public present: 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. Several letters were sent to the Zoning Commission which will be uploaded to the website.

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. Homeowners spoke of the vetting process for getting renters. 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. There was a brief discussion of the history of renting and it was noted that this is not a new concept. There was a suggestion of the possibility of charging a short-term rental fee or banning the short-term renters from using amenities.

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, October 3rd. Steve Hanrahan seconded the motion.

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| John Brown | yes |
| Steve Hanrahan | yes |
| Joe Letizia | yes |
| John Moran | yes |
| Kevin Van Vlack | yes |

Input regarding this is still welcome via letters or emails. Regulations will be discussed at the October meeting. There will be a Public Hearing on the regulations once it is complete.

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BUSINESS ITEMS

Air BnBs and Short Term Vacation rentals in the Town of New Fairfield- continued to the October 3, 2018 regular meeting.

Accepting-Special Permit (SP-18-017) 89 State Route 39-Section 4.2 Neighborhood Business District (NB) Conversion of Rooms 0,1,2,3,4,9,10,11 & 12 from motel rooms to individual offices-Applicant Jim Piskura.

Chairman John Moran noted that there was an error in posting concerning the address of 85 State Route 39 instead of 89 State Route 39 thus the public input regarding this will be at the next regular meeting of October 3rd.

Kevin VanVlack made a motion to accept application (SP-18-017) James A. Piskura for 89 State Route 39-Section 4.2 Neighborhood Business District (NB) Conversion of Rooms 0,1,2,3,4,9,10,11 & 12 from motel rooms to individual offices. Steve Hanrahan seconded the motion.

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| John Brown | yes |
| Steve Hanrahan | yes |
| Joe Letizia | yes |
| John Moran | yes |
| Kevin Van Vlack | yes |

Zoning Enforcement Officer Evan White showed a town map. There was a discussion of property lines. Public comment regarding this will be held at the October 3rd meeting.

Approval of Minutes

June 6, 2018- Kevin Van Vlack made a motion to approve the minutes of the June 6, 2018 meeting as presented. Joe Letizia seconded the motion.

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| John Brown | yes |
| Joe Letizia | yes |
| John Moran | yes |
| Kevin Van Vlack | yes |

July 11, 2018- Meeting cancelled

August 1, 2018- Kevin Van Vlack made a motion to approve the minutes of the August 1, 2018 meeting as presented. Steve Hanrahan seconded the motion.

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

Enforcement Actions

- Vaughn’s Neck- Machine excavator owned by CL&P
- Santomero properties- Illegal signs- possibility of reestablishing the use for storage units in order to get tax revenue.

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- Discussion of shed or cabinets that house generators.
- 26 Lake Drive North

Adjournment

John Moran made a motion to adjourn the meeting at 8:50 pm. Steve Hanrahan seconded the motion-

All in favor

Respectfully submitted,
Suzanne Kloos