

THE ZONING COMMISSION

Town of New Fairfield
New, Fairfield, CT 06812

REGULAR MEETING

MINUTES

Wednesday, October 3, 2018

7:30pm

New Fairfield Public Library Community Room

Present: Chairman John Moran, John Brown, Steve Hanrahan and Town of New Fairfield Zoning Enforcement Officer Evan White. Vice Chairman Kevin Van Vlack, Joe Letizia and Gary Mummert (Alternate) were not in attendance.

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 7:30 pm.

Acceptance of P-18-001: Zone Change Petition

Chairman John Moran spoke of an application for a Zone Change petition. Notification will be sent to the required agencies and a Public Hearing for this will be held on Tuesday, November 13, 2018 to discuss this.

Steve Hanrahan made a motion to accept application P-18-001: Zone Change Petition 130 & 132 State Route 37 from Neighborhood Business to Business commercial, Section 4.1 Business Commercial & 4.2 Neighborhood Business & 8.9 Amendments to Zoning District Boundaries and Regulation. Applicant Wayne Skelly & E&M 132 LLC. John Brown seconded the motion.

John Brown	yes
Steve Hanrahan	yes
John Moran	yes

- 2. **Public Comment:** Chairman John Moran noted that the comments tonight should only pertain to short-term rentals of less than seven days. He noted that many letters were sent to the commission regarding this issue and were uploaded to the website under minutes on the Zoning Commission page of the Town of New Fairfield’s website. Many members of the public gave their opinions both pro and con regarding issues regarding short term rentals. Specific issues focused on the burden on septic tanks and difficulty with parking and traffic and noise. Proponents in favor of short-term rentals encouraged neighbors to talk to each other and noted that most renters are respectful. Most of the comments referred to issues around the lake communities and Vaughn’s Neck.

PUBLIC HEARING

Issues with Short Term Vacation rentals in the Town of New Fairfield

John Brown made a motion to close the public hearing regarding short term rentals in New Fairfield. Steve Hanrahan seconded the motion.

John Brown	yes
Steve Hanrahan	yes
John Moran	yes

John Moran explained the process for this going forward. Since the Public Hearing is closed, there will be no more public comment regarding this issue. Input regarding this can be sent via letters or emails for the next seven days. The commission will hold a special meeting in the near future to give the entire commission an opportunity to discuss this. This meeting is open to the public but public comments will not be permitted.

BUSINESS ITEMS

Approval of Minutes

September 5, 2018- Tabled until the next meeting

Enforcement Actions

- 5 High Trail- Neighbor Jim Hancock showed pictures of 5 High Trail regarding a special permit for a retaining wall. Since the property is about to change hands he wants to make sure that the special permit is upheld and the new owner knows that the ivy on the retaining wall must be maintained.
- 49 Lake Drive
- 22 Hudson Drive
- 11 Walnut Drive
- 6 Overlook Drive
- 40 Fulton Drive

Next Zoning Commission meeting

The next meeting of the Zoning Commission will be held on Tuesday, November 13th with a Public Hearing for a Zone Change. This is in lieu of the regular meeting originally scheduled for Wednesday, November 7th.

Adjournment

Steve Hanrahan made a motion to adjourn the meeting at 8:42 pm. John Brown seconded the motion-
All in favor

Respectfully submitted,
Suzanne Kloos