

**THE ZONING COMMISSION**

Town of New Fairfield  
New, Fairfield, CT 06812

**SPECIAL MEETING**

**MINUTES**

Tuesday, November 13, 2018

7:30pm

New Fairfield High School Library

Present: John Moran, Chair; John Brown (Alternate), Steve Hanrahan, Gary Mummert (Alternate), and Kevin Van Vlack

1. **Call to Order:** Chairman John Moran called the meeting to order to at 7:30pm. He noted that the Public Comment portion of the Short term rental decision has been closed. No more public comments will be accepted but comments sent to the commission in writing will be accepted.
2. **Public Comment:** None

**PUBLIC HEARING**

1. **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 Regulations. Applicant- Wayne Skelly & E&M 132 LLC  
Chairman John Moran spoke of the process for Zone Change petitions. He noted that a positive refereral was received regarding this petition from the Planning Commission. As a result, only a simple majority is required for this to be approved.

Paul McNamara spoke on behalf of New Fairfield Medical LLC. He noted that the primary reason for the Zoning change request is to construct a primary care facility for Western Connecticut Health Network. It was noted that the use is already permitted but the change is requested due to the size of the building. Members of the public asked questions regarding the process for this zone change.

Kevin Van Vlack made a motion to close the public hearing for P-18-001 Zone Change Petition for 130 & 132 State Route 37 from neighborhood business to business commercial- Applicant Wayne Skelly. John Brown seconded the motion.

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

2. **Special Permit (SP-18-017);** 85 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.

Chris Gould spoke on behalf of the applicant and noted that the application is to convert motel rooms to individual offices. This will be a mixed use with some motel rooms and some offices. It was noted that both the Town Attorney and the Zoning Enforcement Officer have approved this. The approval of a new sign will have to go before the Zoning Commission at a separate time. The fire marshal must also approve this. Chairman John Moran noted that this is specifically a zone change and the applicant must come back for a special use permit.

Kevin Van Vlack made a motion to close the public hearing for special permit SP-18-017-85 Route 39 - Applicant Jim Piskura. Steve Hanrahan seconded the motion.

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

**BUSINESS ITEMS**

1. **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 Regulations. Applicant- Wayne Skelly & E&M 132 LLC

Kevin Van Vlack made a motion to approve zone change petition P-18-001 Zone Change Petition for 130 & 132 State Route 37 from neighborhood business to business commercial- Applicant Wayne Skelly E&M LLC. John Brown seconded the motion.

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

2. **Special Permit (SP-18-017);** 85 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.

Kevin Van Vlack made a motion to approve special permit SP-18-017- 89 State Route 39 for neighborhood business district conversion of motel rooms to individual offices. John Brown seconded the motion.

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

**Discussion of Short term rentals**

John Moran spoke of the current regulations for bed and breakfast establishments including the regulations for parking spaces. Under current regulations, the owner must be living on the premises during the short term rentals. There was a discussion of the amount of time is considered a short term rental. A permit is required for short term rentals and it would be limited to four guests. Mr. Moran noted that this is a starting point and asked the commission to consider this and bring suggestions to the next meeting. Written suggestions from the public are also welcome.

**Discussion of Impervious coverage**

The commission discussed impervious coverage for the town and the regulations.

**Calendar of meetings for 2019**

The commission approved the calendar of meetings for 2019 as presented. They will meet on the first Wednesday of every month with the exception of July (second Wednesday instead of the first).

**Approval of minutes**

Kevin Van Vlack made a motion to approve the minutes of the October 3, 2018 meeting as presented. Steve Hanrahan seconded the motion.

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

**Enforcement Actions**

- 222 Route 37
- 26 Middletown Drive
- 6 Overlook Drive
- 2 Continental

**Adjournment**

Kevin Van Vlack made a motion to adjourn the meeting at 8:49pm. John Brown seconded the motion - All in favor