

# THE ZONING COMMISSION

Town of New Fairfield  
New, Fairfield, CT 06812

## SPECIAL MEETING WORKSHOP

### MINUTES

Thursday, December 20, 2018

7:30pm

New Fairfield Library Community Room

Present: Chairman John Moran, John Brown, Steve Hanrahan, Gary Mummert (Alternate), and Vice Chairman Kevin Van Vlack Absent: Joe Letizia

Public Officials- Zoning Enforcement Officer Evan White

1. **Call to Order:** Chairman John Moran called the meeting to order to at 7:30pm.
2. **Public Comment:** None

### BUSINESS ITEMS:

1. **Future regulations on AirBnB's & Short Term Vacation rentals in the Town of New Fairfield**

Members of the Zoning Commission gave their opinions regarding whether or not AirBnB's and short term vacation rentals should be allowed in New Fairfield. It was decided that the definition of short-term rentals would be one to six day rentals and long term rentals would be defined as seven days or more. It was noted that this situation is not only in New Fairfield and other towns in Connecticut have established regulations. There was a discussion of the requirements for a Bed and Breakfast.

The commission discussed the requirements for a short term rental and decided on the following proposed requirements:

- A permit would be required and the owners must have insurance.
- The owner must either be present on the property or present at an abutting property.
- There will be an annual registration fee of \$500.00 per application.
- There will be a maximum of two guests per bedroom.
- There will be a three strike rule whereas there is a warning for the first problem, a fine for the second problem and a cease and desist from short term rentals if there is a third problem. Violations will be determined by the Zoning Commission. It was decided that there will be a \$250.00 fine for homeowners that set up a short term rental without getting a permit.
- Homeowners must abide by the New Fairfield regulations for septic tank cleaning requirements.
- A formal approval by the Fire Marshal and the Health Department must be in the file.

- There will be no on street parking but the homeowner will provide adequate parking for guests.

There will be an informal discussion on these regulations at the next regular meeting of January 2, 2019 during Public Comment.

**2. Pre-existing nonconforming lots with existing coverage building/expanding with a setback and pre-existing impervious coverage (Section 7.1)**

Zoning Enforcement Officer Evan White noted that he met with legal counsel regarding nonconforming lots and expanding within a setback. It was noted that preexisting nonconforming lots have the right to expand their structure within the setback as long as they meet all the other requirements. This regulation would eliminate the need for residents to have to go before the Zoning Board of Appeals.

**3. Updating New Fairfield Zoning's Parking schedule**

The commission discussed possible changes to parking schedules due to changes in uses and specifically banks. Since a lot of banking is now done online, the required amount of parking spots is no longer necessary. It was decided to cut the required amount of spaces in half. Currently, the requirement is one space for every 150 square feet for the first floor and one space for every 250 square feet on the second floor. It was decided to change this to one space for every 300 square feet for the first floor and one space for every 500 square feet on the second floor.

**Enforcement Actions**

There was a brief discussion of signs in town and specifically Horizon Nails. Evan White will check into this.

**Adjournment**

Kevin Van Vlack made a motion to adjourn the meeting at approximately 8:46pm. Steve Hanrahan seconded the motion - **All in favor**