



**Town of New Fairfield
Zoning Commission
4 Brush Hill Road
New Fairfield, CT 06812**

MINUTES

Wednesday, March 3, 2021 at 7:30 p.m.

Virtual Venue/Meeting Access:

Web: <http://zoom.us/j/99584492910>

Dial-In: 312-626-6799 Meeting ID: 995 8449 2910

Members Present: John Moran (Chair), Kevin Van Vlack (Vice chair), Shane Cosentino, Stephen Hanrahan, Tomas Kavaliauskas (Alternate), Gary Mummert (Alternate)

Members not Present: Joseph Letizia

Others Present:

First Selectman: Pat Del Monaco

BOE: Rick Regan

PBC: Don Kellogg

Network Administrator: Paul Gouveia

New Fairfield Public Schools Administrators: Dr. Pat Cosentino, Dr. Richard Sanzo

New Fairfield Town Attorney: Neil Marcus

Zoning Enforcement Officer: Evan White

Colliers Project Leaders: Scott Pellman, Mark Schweitzer

JCJ Architecture: Christine O'Hare, Peter Bachmann, Lauren Braren

Langan: Katy Gagnon, Chris McLean, Joe Aveni

O&G Industries: Mark Sedensky, Jason Travelstead

Members of the public: Approximately 20 to 25 members of the public were in attendance.

Call to order:

Network administrator Paul Gouveia explained the rules and procedures for virtual meetings.

Chairman John Moran called the meeting to order at 7:31 p.m. Tomas Kavaliauskas and Gary Mummert were elevated to full voting members for the purpose of this meeting.

Public Comment: Deborah Mangini expressed frustration that the Consolidated bus parking lot discussion was cancelled again, and she thinks the process is unjust. Chairman John Moran clarified that the public hearing for the bus parking lot was not cancelled and was scheduled for Monday March 8, 2021.

PUBLIC HEARING

1. SP-21-006 Special Permit for 40 Milltown Road (Aquarian Water Systems) under sections 3.1.2(A) Applicant – Synder Engineering – Zachary Kuegler from Synder Engineering presented the plans for this special permit to the commissioners. There was no public comment.

MOTION: Kevin Van Vlack made a motion to close public hearing for SP-21-006 Special Permit for 40 Milltown Road (Aquarian Water Systems) under sections 3.1.2(A) Applicant Synder Engineering. Tomas Kavaliauskas seconded the motion. **Vote:**

Steve Hanrahan	Yes
Kevin Van Vlack	Yes
Shane Cosentino	Yes
Tomas Kavaliauskas	Yes
Gary Mummert	Yes

Chairman John Moran announced that Vice Chairman Kevin Van Vlack would take over the meeting and Gary Mummert would return to alternate.

2. SP-21-007 Special Permit for 4 Pond View Drive (Aquarian Water Systems) under section 3.1.2(A) Applicant – Synder Engineering - Zachary Kuegler from Synder Engineering presented the plans for this special permit to the commissioners.

MOTION: Kevin Van Vlack made a motion to close public hearing for SP-21-007 Special Permit for 4 Pond View Drive (Aquarian Water Systems) under section 3.1.2(A) Applicant – Synder Engineering. Tomas Kavaliauskas seconded the motion. **Vote:**

Steve Hanrahan	Yes
Shane Cosentino	Yes
Kevin Van Vlack	Yes
John Moran	Yes
Tomas Kavaliauskas	Yes

3. P-21-001 Petition on behalf of the New Fairfield Zoning Commission to enact a Regulation on Chickens Coops and Running Pens. Section 3.1.3(K). Applicant – New Fairfield Zoning Commission.

ZEO Evan White advised the commission this was the final hearing for this petition. Vice Chariman Kevin Van Vlack read the amendments for the record:

1. A maximum of (12) chickens are allowed in R44 and R88 zones and lots, which are non-conforming as to minimum acreage, will be limited to six (6) chickens. No roosters, geese, ducks, pigeons, turkeys, peafowl, or any other poultry or fowl are allowed.
2. The chicken coop must meet the following requirements:

- a. The chicken coop must be located no closer than twenty (20) feet to any side or rear property line and must be located behind the front building façade of the primary residence.
 - b. The maximum height of the chicken coop shall be eight (8) feet.
 - c. The maximum size of the chicken coop shall be thirty-six (36) square feet and it shall not be deemed to be a minor accessory structure affecting impervious surface conditions.
 - d. The chicken coop must be screened along the boundary of adjacent property owners by a buffer strip.
 - e. Each chicken coop must contain at least three (3) square feet per chicken occupant.
 - f. Chicken coops shall be roofed, stationary, secure, and enclosed in a way to contain the chickens.
 - g. If an outside run-in is provided, it shall be no larger than ten (10) square feet per allowed chicken and shall be enclosed in a manner to contain the chickens.
3. Chickens shall be kept for personal use only. Selling chickens, eggs, chicken manure, or the breeding of chickens for commercial purposes is prohibited.
 4. Chickens may not be slaughtered on premises.
 5. Disposal of waste materials (feed, manure, and litter) shall be in an environmentally responsible manner. The materials can be composted or bagged and disposed of as trash. Storing waste materials on the property for more than seven (7) days is prohibited.
 6. There shall be no more than one chicken coop per property.
 7. Chicken coops and outdoor areas must be properly maintained and cleaned to prevent offensive odors and the presence of pests and predators.
 8. Chicken coops existing as of the date of this regulation shall be deemed to be non-conforming.

Members of the public asked questions of the commission regarding the proposed regulations. There was discussion between commissioners and the town attorney about the term “non-conforming” referring to the size of the flock or the size of the coop. Vice Chairman Kevin Van Vlack commented that careful consideration was put into the regulations to allow for residents to have chickens. The commissioners will discuss possibly adjusting the number of chickens for non-conforming lots.

MOTION: Kevin Van Vlack made a motion to continue public hearing P-21-001 Petition on behalf of the New Fairfield Zoning Commission to enact a Regulation on Chickens, Coops and Running Pens. Section 3.1.3(K). Applicant – New Fairfield Zoning Commission. Shane Cosentino seconded the motion. **Vote:**

Steve Hanrahan	Yes
John Moran	Yes
Shane Cosentino	Yes
Tomas Kavaliauskas	Yes
Kevin Van Vlack	Yes

4. SP-21-003 Special Permit for 24 Gillotti Road (Meeting House Hill School) under section 3.1.2 Special Uses (A) Applicant – Town of New Fairfield. Rich Sanzo, Director of Business Operations for the New Fairfield BOE, began with an introduction of the objectives and goals of the school projects.

Project team members from JCJ Architecture continued outlining design goals and specifications for Consolidated Early Learning Academy (CELA). JCJ continued the presentation detailing floor plans, elevation, and building materials.

The engineering team at Langan informed the group that they had received variances on the project for maximum impervious coverage and maximum building coverage. They advised the project meets all other zoning requirements. They reviewed site access plans, a revised parent and bus drop off/ pick up location, a new parking lot, and a new playground that is fully ADA compliant. The landscape architect from Langan advised they are providing a total of 17 shade trees, 35 understory trees, and 900 shrubs. The site lighting will be low profile full cutoff energy efficient LED fixtures at a 12ft mounting height. The fixtures will match the existing on fixtures on site. The Langan team concluded by sharing data from their traffic study.

Time was provided for commissioners and members of the public to discuss the High School plan with the project team members.

Kevin Van Vlack made a motion to continue the public hearing for special permit SP-21-003 Special Permit for 24 Gillotti Road (Meeting House Hill School) under section 3.1.2 Special Uses (A) Applicant – Town of New Fairfield. Tomas Kavaliauskas seconded the motion. **Vote:**

John Moran	Yes
Shane Cosentino	Yes
Steve Hanrahan	Yes
Tomas Kavaliauskas	Yes
Kevin Van Vlack	Yes

BUSINESS ITEMS

1. Kevin Van Vlack made a motion to approve SP-21-006 Special Permit for 40 Milltown Road (Aquarian Water Systems under sections 3.1.2(A) Applicant – Synder Engineering with the following stipulations: The revised planting schedule be submitted to Evan White for review with the Zoning Chairman for his approval, receiving approval on all necessary permits through the permitting software viewpoint including town access, Fire, Town Engineer Tony Iadarola, Health, Sanitation, Zoning, and Building. Shane Cosentino seconded the motion. **Vote:**

John Moran	Yes
Shane Cosentino	Yes
Steve Hanrahan	Yes
Tomas Kavaliauskas	Yes
Kevin Van Vlack	Yes

2. Kevin Van Vlack made a motion to approve SP-21-007 Special Permit for 4 Pond View Drive (Aquarian Water Systems) under section 3.1.2(A) Applicant – Synder Engineering. Steven Hanrahan seconded the motion. **Vote:**

John Moran	Yes
Shane Cosentino	Yes
Steve Hanrahan	Yes
Tomas Kavaliauskas	Yes
Kevin Van Vlack	Yes

3. P-21-001 Petition on behalf of the New Fairfield Zoning Commission to enact a Regulation on Chickens Coops and Running Pens. Section 3.1.3(K). Applicant – New Fairfield Zoning Commission will be continued to the regular zoning meeting on April 7, 2021.

4. SP-21-003 Special Permit for 24 Gillotti Road (Meeting House Hill School) under section 3.1.2 Special Uses (A) Applicant – Town of New Fairfield is continued to the April 7, 2021 regular meeting.

5. Kevin Van Vlack made a motion to continue SP-21-008 Special Permit for 31 Madeline Drive regarding re-sloping of building lot prior to obtaining building and zoning permits – Section 6.44 – Applicant Asim Alimi to the April 7, 2021 regular meeting. Tomas Kavaliauskas seconded the motion. **Vote:**

John Moran	Yes
Shane Cosentino	Yes
Steve Hanrahan	Yes
Tomas Kavaliauskas	Yes
Kevin Van Vlack	Yes

Enforcement Actions:

- 60 Sawmill
- 57 Saw Mill Road
- 3 Pleasant View Road
- 6 Darien Road
- 2 Dunham Drive

Adjournment

Kevin Van Vlack made a motion to adjourn at 9:15pm. Steven Hanrahan seconded the motion.

Vote: All in favor