



THE ZONING COMMISSION
Town of New Fairfield
New, Fairfield, CT 06812

MEETING MINUTES
Wednesday, April 7, 2021
7:30pm
Virtual meeting via Zoom

Present: Chairman John Moran, Vice Chairman Kevin Van Vlack, Stephen Hanrahan, Tomas Kavaliauskas (Alternate), Gary Mummert (Alternate), and Zoning Enforcement Officer Evan White. Joe Letizia was not in attendance.

Town Officials present: First Selectman Pat Del Monaco, Director of Business and Operations Dr. Rich Sanzo, Town Engineer Tony Iadarola, and Finance Director and Town Treasurer Ed Sbordone

Quinton Flowers explained the rules and regulations for virtual meetings.

Call to Order: Chairman John Moran called the meeting to order at 7:30 pm. Tomas Kavaliauskas and Gary Mummert were elevated to voting members for the purpose of this meeting.

Chairman John Moran advised the commission that since Shane Cosentino was no longer a New Fairfield resident, he was no longer a member of the Zoning commission.

Public Comment- None

Public Hearing

- Continued - SP-21-002-Special Permit for 54 Gillotti Road (New Fairfield High School) under section 3.1.2 Special Permit Uses (A) Applicant: Town of New Fairfield
- Continued - SP-21-004-Special Permit for 302 Ball Pond Road (Consolidated School Site) under section 3.1.2 Special Permit Uses (A) Applicant: Town of New Fairfield

Director of Business and Operations Dr. Rich Sanzo requested a continuance for both applications SP-21-002 and SP-21-004. He stated the PBC continues the investigation for an alternative bus lot site and a continuance would allow time for the PBC to make an informed decision and communicate with the zoning commission. Dr. Sanzo continued that the town engineer was still working with the design team to resolve comments on the 54 Gillotti Rd site

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within the next two weeks. He requested a special meeting on or around April 21 for the commission to fully review an updated HS permit set and consider approval for that special permit.

Chairman John Moran noted three areas the commission had questions on: drainage issues, traffic study, and a crosswalk.

The Langan team responded that more survey work is needed in the pond area to solve the drainage issues. Langan continued that all the town engineers traffic issues had been resolved. They noted the bell schedules are not being combined at this time. A crosswalk at the end of East Lake Rd was explored but not recommended due to a lack of pedestrian facilities and a low volume of children expected to utilize one.

There was a brief discussion about the location and safety concerns of a crosswalk. It was agreed that Langan would further research putting in a crosswalk at the end of East Lake Rd.

There was a brief discussion about the detention pond located near the HS. The town engineer stated that updated survey information, a plan to mitigate the breached berm, and the overall capacity of the pond will be brought to the commission for evaluation.

Kevin Van Vlack made a motion to continue SP-21-002-Special Permit for 54 Gillotti Road (New Fairfield High School) under section 3.1.2 Special Permit Uses (A) Applicant: Town of New Fairfield. Tomas Kavaliauskas seconded the motion.

Kevin Van Vlack	Yes
John Moran	Yes
Steve Hanrahan	Yes
Tomas Kavaliauskas	Yes
Gary Mummert	Yes

Kevin Van Vlack made a motion to continue SP-21-004-Special Permit for 302 Ball Pond Road (Consolidated School Site) under section 3.1.2 Special Permit Uses (A) Applicant: Town of New Fairfield. Tomas Kavaliauskas seconded the motion.

Kevin Van Vlack	Yes
John Moran	Yes
Steve Hanrahan	Yes
Tomas Kavaliauskas	Yes
Gary Mummert	Yes

- Continued - P-21-001-Petition on behalf of The New Fairfield Zoning Commission to enact a Regulation on Chickens, Coops, & Running Pens. Section 3.1.3(K). Applicant-New Fairfield Zoning Commission.

Chairman John Moran noted that a determination has been made that any existing coops that are bigger, or have more chickens will fall under the exemption because they had them before the zoning regulation was put in. ZEO Evan White commented that once the effective date is in place the owner would have to provide evidence that the structure was in place via receipts or photographs. Vice chairman Kevin Van Vlack stated that just because something is not defined in the regulations does not mean it is permitted.

Kevin Van Vlack made a motion to close P-21-001-Petition on behalf of The New Fairfield Zoning Commission to enact a Regulation on Chickens, Coops, & Running Pens. Section 3.1.3(K). Applicant-New Fairfield Zoning Commission. Tomas Kavaliauskas seconded the motion.

Kevin Van Vlack	Yes
John Moran	Yes
Steve Hanrahan	Yes
Tomas Kavaliauskas	Yes
Gary Mummert	Yes

- Continued - SP-21-008- Special Permit for 31 Madeline Drive regarding and re-sloping of building lot prior to obtaining building and zoning permits-Section 6.44-Applicant Asim Alimi.

Kevin Van Vlack made a motion to continue SP-21-008- Special Permit for 31 Madeline Drive regarding and re-sloping of building lot prior to obtaining building and zoning permits-Section 6.44-Applicant Asim Alimi. Tomas Kavaliauskas seconded the motion.

Kevin Van Vlack	Yes
John Moran	Yes
Steve Hanrahan	Yes
Tomas Kavaliauskas	Yes
Gary Mummert	Yes

Business Items

3) Kevin Van Vlack made a motion to accept P-21-001-Petition on behalf of The New Fairfield Zoning Commission to enact a Regulation on Chickens, Coops, & Running Pens. Section

3.1.3(K). Applicant-New Fairfield Zoning Commission. Tomas Kavaliauskas seconded the motion.

Kevin Van Vlack	Yes
John Moran	Yes
Steve Hanrahan	Yes
Tomas Kavaliauskas	Yes
Gary Mummert	Yes

5) **SI-21-009**- Site Plan for 33 State Route 37 To Build a Community Garden Consisting of 20 Plots @ 10'x 12' With Raised Beds. Section 4.1.1 (E)-Applicant Town of New Fairfield.

Linda Fox commented that since there will be construction at the New Fairfield High School a different location is needed for the community garden. The Selectman agreed to use of this property if approved. There will be 20 plots with raised beds and a fence around it.

There was a discussion about the location of the garden on the site as well as the proposed fencing around the garden.

Kevin Van Vlack made a motion to approve application SI-21-009- Site Plan for 33 State Route 37 To Build a Community Garden Consisting of 20 Plots @ 10'x 12' With Raised Beds. Section 4.1.1 (E)-Applicant Town of New Fairfield with the following criteria:

- They receive overall Wetlands approval
- Wetlands approval is specific to the location being in the 100 year flood zone area.
- If any parking issues arise, they split the difference of regulation CC as well as R and any issues will come back to zoning to revisit the site plan approval.
- They will need a variance for the two foot fence extension.

Tomas Kavaliauskas seconded the motion.

Kevin Van Vlack	Yes
John Moran	Yes
Tomas Kavaliauskas	Yes

Two members abstained due to conflict.

Correspondence – None

Enforcement Actions:

- 60 Saw Mill
- 6 Darien Road
- 3 Kingsbury Road

- 57 Saw Mill Road
- 2 Pleasant View Road

Adjournment

Kevin Van Vlack made a motion to adjourn the meeting at 8:38pm. Tomas Kavaliauskas seconded the motion. **All in favor**

**Received by email on 5/26/2021 @ 10:36 a.m.
By: Holly Z Smith, Asst. Town Clerk, New Fairfield**