



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

MEETING MINUTES
Wednesday, May 5, 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: Director of Business and Operations Dr. Rich Sanzo, Town Engineer Tony Iadarola, and Town Attorney Neil Marcus

Call to order:

Director of Business Operations Dr. Richard Sanzo explained the rules and procedures for virtual meetings.

Chairman John Moran called the meeting to order at 7:32 p.m. Tomas Kavaliauskas and Gary Mummert were elevated to full voting members for the purpose of this meeting.

Public Comment: None

PUBLIC HEARING

1. 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.

Dr. Rich Sanzo began by thanking the commission and asking for a continuance on SP-21-004-Special Permit for 302 Ball Pond Road (Consolidated School Site). He stated the additional time would allow for the PBC to conduct its due diligence for the school bus lot.

The team from Langan presented a plan for maintenance at the detention pond located at the High School site. The team is proposing to muck out the sediment and put in some wetlands plantings, install a proper emergency spillway, and put in an engineered outlet control structure. The town engineer, Mr. Iadarola, spoke in favor of the proposal and stated that there may an opportunity utilize the pond for storm water treatment.

The Langan team continued with a presentation that detailed plans for a crosswalk. The plan for the crosswalk includes rectangular rapid flash beacons, yield lines, rumble strips, and speed limit radar signs. Mr. Iadarola stated that he worked closely with Langan to develop a safe and robust plan for a crosswalk.

There was a brief discussion about combining the bell schedules and traffic impacts of doing so. Dr. Sanzo confirmed that the BOE was not requesting a combined bell schedule at this time. Mr. Iadarola added that a traffic management plan was created as a guidance document for the BOE and reiterated at this point the combined bell schedule is not being done. A site plan modification application would need to be submitted to zoning prior to combining the bell schedules.

MOTION: Kevin Van Vlack made a motion to close public hearing for 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. **Vote:**

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

2. 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.

MOTION: Kevin Van Vlack made a motion to continue the public hearing for 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. **Vote:**

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

3. 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.

MOTION: Kevin Van Vlack made a motion to continue public hearing 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. **Vote:**

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| Kevin Van Vlack | Yes |
| Tomas Kavaliauskas | Yes |

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| Steve Hanrahan | Yes |
| Gary Mummert | Yes |
| John Moran | Yes |

BUSINESS ITEMS

1. Kevin Van Vlack made a motion to approve 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 with the following stipulations:

- To further investigate utilizing the existing pond to do storm water detention and possibly eliminate storm water infiltration P2 and P3.
- That the preliminary drawings showing the location of the crosswalk and all the notifications associated with that crosswalk be finalized working with Tony Iadarola and have the commission approve the final drawings once they are complete.
- Include Tony Iadarola’s traffic management plan that was worked on today.
- The 4ft snow fence around the Oak tree be increased to 6ft.
- The zoning board will review the planting program before it is done.

Gary Mummert seconded the motion. **Vote:**

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

4. Kevin Van Vlack made a motion to accept SP-21-010-Special Permit for 14 Erin Drive for an Accessory Apartment under section Special Permit Uses 3.1.2 (K). Applicant-Cristiano Coste (C&C Home Finishing LLC) for June 2nd. Tomas Kavaliauskas seconded the motion. **Vote:**

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

5. Kevin Van Vlack made a motion to accept SP-21-011-Special Permit for 1 Brush Hill Road for demolishing hardware store, replace pavement, lighting, landscaping, and additional site improvements under section 4.1.2 Special Permit Uses or Buildings (A&B). Applicant-SLR Consulting Inc. for June 2nd. Tomas Kavaliauskas seconded the motion. **Vote:**

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| Kevin Van Vlack | Yes |
| Steve Hanrahan | Yes |

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| Tomas Kavaliauskas | Yes |
| Gary Mummert | Yes |
| John Moran | Yes |

6. Kevin Van Vlack made a motion to approve permit SI-21-012-Site Plan for 9 Brush Hill Road for furnishing and build out of a fully operational kitchen for sandwich shop/delicatessen (Froggy’s Deli) under section 4.1.1 Uses or Building Permitted as of Right (B). Applicant-John Russo with the stipulations that sign off is received from the health, building, and fire departments. Steve Hanrahan seconded the motion.

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

Correspondence: None

Enforcement Actions:

- 60 Saw Mill Road
- 6 Darien Road
- 9 Roseton Road
- 2 Pleasant View Road
- 2 Dunham Drive
- 9 Dunham Drive

Adjournment

Kevin Van Vlack made a motion to adjourn at 8:41pm. Tomas Kavaliauskas seconded the motion. **Vote: All in favor**