

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

**REGULAR MEETING**

**MINUTES**

**Wednesday, July 7, 2021**

**7:30pm**

**Virtual meeting via Zoom**

Present: Chairman John Moran, Anita Brown, Stephen Hanrahan, Tomas Kavaliauskas (Alternate), Gary Mummert (Alternate), Kevin Van Vlack and Zoning Enforcement Officer Evan White.

BOE Network Administrator Paul Gouveia explained the rules and regulations for virtual meetings.

**Call to Order:** Chairman John Moran called the meeting to order at 7:32 pm. Tomas Kavaliauskas and Gary Mummert were elevated to a full member for the purpose of this meeting.

**Public Comment-** None

**Public Hearing**

- SP-21-008-Special Permit for 31 Madeline Drive regrading 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 regrading and re-sloping of building lot prior to obtaining building and zoning permits until the August 4<sup>th</sup> regular Zoning Commission meeting- Section 6.44- Applicant -Asim Alimi. Tomas Kavaliauskas seconded the motion.

Anita Brown	Yes
Stephen Hanrahan	Yes
Tomas Kavaliauskas	Yes
John Moran	Yes
Garry Mummert	Yes
Kevin Van Vlack	Yes

- SP-21-011-Special Permit for 1 Brush Hill Road for demolishing hardware store, replace payment, lighting, landscaping, and additional site improvements under section 4.1.2 Special Permit Uses or Buildings (A&B). Applicant- SLR Consulting, Inc.

Todd Richey from SLR Consulting, Inc. spoke of the condition of the hardware store and the proposal to demolish the building. He spoke of the new layout and how it affects parking and traffic flow. He spoke of lighting upgrades and landscaping on the islands. Zoning Commission members had some questions for Mr. Richey regarding drive up mailbox, cutting back of trees and shrubs on Route 37, signage,

handicapped parking spots and screening in front of dumpsters.

Bill Sutor from SLR Consulting, Inc. spoke of the construction of the property and spoke of solar and flood lights that will be installed on the property as well as landscaping on the islands.

John Moran noted that the plans will be reviewed by the engineer and will be continued until the next meeting.

Kevin Van Vlack made a motion to continue SP-21-011-Special Permit for 1 Brush Hill Road for demolishing hardware store, replace payment, lighting, landscaping, and additional site improvements under section 4.1.2 Special Permit Uses or Buildings (A&B). Applicant- SLR Consulting, Inc. until the August 4<sup>th</sup> regular Zoning Commission meeting. Tomas Kavaliauskas seconded the motion.

Anita Brown	Yes
Stephen Hanrahan	Yes
Tomas Kavaliauskas	Yes
John Moran	Yes
Garry Mummert	Yes
Kevin Van Vlack	Yes

**Business Items**- None

**Discussion on Regulation updates and Bids to Consultant Firms**

ZEO Evan White noted that he and Kevin Van Vlack and Tomas Kavaliauskas will be meeting regarding bids and interviews for consulting firms in the near future.

**Correspondence**

John Moran spoke of a new proposed statute by the State of Connecticut that will do away with the requirement for special permits for apartments. He further spoke of a new requirement for Board members to take a four-hour course on new regulations. Zoning Enforcement Officer Evan White will send the members information regarding this.

The special Zoning meeting for the bus lot will be held on July 29<sup>th</sup>.

**Enforcement Actions**

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

**Adjournment**

Kevin Van Vlack made a motion to adjourn the meeting at 7:57pm. Tomas Kavaliauskas seconded the motion. **All in favor**

**Received by email on 7/13/2021 @ 10:39 a.m.  
By: Holly Z Smith, Asst. Town Clerk, New Fairfield**