

THE ZONING COMMISSION
Town of New Fairfield
New, Fairfield, CT 06812
REGULAR MEETING
MINUTES
Wednesday, August 4, 2021
7:30pm
Virtual meeting via Zoom

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

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 7:34 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 September 1st regular Zoning Commission meeting- Section 6.44- Applicant -Asim Alimi. Tomas Kavaliauskas seconded the motion.

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| Stephen Hanrahan | Yes |
| Tomas Kavaliauskas | Yes |
| John Moran | Yes |
| Gary 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 showed a picture of an aerial view of the property and spoke of the rehabilitation of the parking lot. He spoke of proper stormwater drainage and overall improvements to the parking lot. The hardware store is scheduled to be demolished on August 23rd.

Town Engineer Tony Iadarola spoke of a review of the proposed drawings and a parking analysis of the existing and proposed facility. He noted that he would like to see documentation of existing and proposed

storm drainage. The State of Connecticut will also be conducting their own evaluation of the storm drainage. He further noted that he would like to see a design of the pump station in order to prevent flooding and the possibility of a traffic study. He suggested that the traffic flow in a circular pattern instead of two-way traffic. Todd Richey spoke of the project and what can be done in regard to Mr. Iadarola's requests. There was a brief discussion of the possibility of getting rid of the pump stations and the need for a traffic study. It was decided that the Zoning Enforcement Officer will determine if there is sufficient parking and that all State approvals will be secured.

Chairman John Moran noted that Town Engineer Tony Iadarola will coordinate with the applicant regarding his requests so that the application can be approved by the September 1st 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 September 1st regular Zoning Commission meeting. Tomas Kavaliauskas seconded the motion.

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

Business Items

- 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- continued until September 1, 2021.
- 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.- continued until September 1, 2021.
- SP-21-014-Accepting Special Permit for 69 Bogus Hill Road regarding Excavation, Removal, Filling and Grading of Earth Material within 300 feet of the 440 Line under Section 6.4. Applicant Paul E. Denaro

Kevin Van Vlack made a motion to accept Special Permit SP-21-014 for 69 Bogus Hill Road regarding Excavation, Removal, Filling and Grading of Earth Material within 300 feet of the 440 Line under Section 6.4. Applicant Paul E. Denaro. Tomas Kavaliauskas seconded the motion.

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

- SP-21-0150-Accepting Modifications to Approved Special Permit 04-07 for 9 Dunham Drive- Uses permitted as of Right, Section 4.3.1 and Special Permit Uses 4.3.2. Applicant Peter Young

Kevin Van Vlack made a motion to accept Special Permit SP-21-0150 Accepting Modifications to Approved Special Permit 04-07 for 9 Dunham Drive- Uses permitted as of Right, Section 4.3.1 and Special Permit Uses 4.3.2. Applicant Peter Young. Tomas Kavaliauskas seconded the motion.

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

- SP-21-016-Accepting Special Permit for 16 Lake Drive South regarding Excavation, Removal, Filling and Grading of Earth Materials within 300'feet of the 440 Line Under Section 6.4. Applicant Yakov Krayn.

Kevin Van Vlack made a motion to accept Special Permit SP-21-016-Accepting Special Permit for 16 Lake Drive South regarding Excavation, Removal, Filling and Grading of Earth Materials within 300'feet of the 440 Line Under Section 6.4. Applicant Yakov Krayn. Tomas Kavaliauskas seconded the motion.

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

- SP-21-017-Site Plan for 28 Route 39 to Open a Cigar/Tobacco Shop, Open 7 days a week 9am -10pm Under Section 4.1.1-Uses or Buildings Permitted As of Right. Applicant Yazan Mustafa.

Applicant Yazan Mustafa gave a brief description of this shop that will go into Heritage Plaza. ZEO Evan White noted that there is sufficient parking. It was noted that the applicant will have to come back to the for a site plan for any signs for the business.

Kevin Van Vlack made a motion to accept Special Permit SP-21-017- Site Plan for 28 Route 39 to Open a Cigar/Tobacco Shop, Under Section 4.1.1-Uses or Buildings Permitted As of Right. The Applicant must come back to the commission regarding a site plan for this business. Applicant Yazan Mustafa. Tomas Kavaliauskas seconded the motion.

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

Correspondence

Chairman John Moran spoke of the Public Hearing regarding the bus lot for the Consolidated School Project. He noted that any opposition for the bus lot must also state a reason for the opposition.

ZEO Evan White requested a possible special meeting workshop in the end of August in order to review the firms that may be used for review and upgrade of Zoning regulations. It was decided that this will be held on Thursday, August 26th at 7:30 pm.

Enforcement Actions

60 Saw Mill Road
2 Ellwell Road
6 Darien Road
6 Marble Road
27 Bogus Hill Road
2 Pleasant View Road
16 Lake Drive South
14 Milltown Road

Adjournment

Kevin Van Vlack made a motion to adjourn the meeting at 9:05 pm. Tomas Kavaliauskas seconded the motion. All in favor

Received for Record AUG 11 2021
at 4:55 PM M. and recorded by
Pamela J. Dohan
Pamela J. Dohan, Town Clerk, New Fairfield, CT