

THE ZONING COMMISSION

**Town of New Fairfield
New, Fairfield, CT 06812**

SPECIAL MEETING

MINUTES

Monday, August 9, 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, First Selectman Pat Del Monaco, BOE Director of Business and Operations Dr. Rich Sanzo, Permanent Building Committee Chairman George Martignetti

BOE Director of Business and Operations Dr. Rich Sanzo explained the rules and regulations for virtual meetings. Tomas Kavaliauskas and Gary Mummert were elevated to a full member for the purpose of this meeting.

Call to Order: Chairman John Moran called the meeting to order at 7:34 pm and noted that the purpose of this special meeting is to hold a Public Hearing regarding a bus lot for 302 Ball Pond Road.

Vice Chairman Kevin Van Vlack read a letter to the Zoning Commission from Attorney Raymond Lubus on behalf of his clients that claim that they would be negatively impacted by the construction of the bus lot on this property. This letter contained the history and uses of the 302 Ball Pond Road.

Attorney Raymond Lubus explained the problems that could arise if the bus lot is constructed on this property.

Chairman John Moran referred to a letter from Permanent Building Committee Chairman George Martignetti that was previously read into the record.

Public Hearing

Wes Marsh spoke as a public resident and not as the Chairman of the Board of Finance and noted that this project does not violate any regulations and is interested in hearing reasons behind any negative votes.

Julie Strange noted that the bus lot being held at the 302 Ball Pond was not in the original plan for the school construction project. She spoke of her concerns that the needs of the abutting property owners are not being taken into account.

Deborah Mangini spoke of her concerns of putting as bus lot at 302 Ball Pond and how it would affect the quality of their lives and property values. She noted that this bus lot was not part of the original referendum.

PBC Chairman George Martignetti noted that the PBC stands behind the proposal for the bus lot at 302 Ball Pond Road and noted that it complies with regulations. He further spoke of a real-estate impact study. Vice Chairman Kevin Van Vlack read into the record this real-estate impact study that states that this bus lot would create no negative impact on neighboring properties.

First Selectman Pat Del Monaco spoke in support of constructing the bus lot at 302 Ball Pond Road and noted that this is the most viable spot. She gave a brief history of the need for the construction projects and noted that the total price of the CELA project is capped at \$29 million as per the referendum. She addressed many concerns of the residents and noted that this is the best lot to install the bus lot.

Kevin Van Vlack made a motion to close the Public Hearing on 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. Stephen Hanrahan seconded the motion.

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

Business Items

Chairman John Moran explained the procedures for voting for a special permit and noted that Zoning Commission members must state a reason if they vote to deny the special permit.

Zoning Commission member Stephen Hanrahan noted that he is opposed to this special permit since they were not given other options for a bus lot and that many residents were not aware of this decision until it was too late. He spoke of the property values of surrounding homes and noted that when these homes were purchased they were across from school and ball field and not a bus lot. He spoke of offensive odors and fumes that may be immitted into he air and that putting a lot at that spot would be poor planning.

John Moran, Kevin Van Vlack, Tomas Kavaliauskas and Gary Mummert all agreed with Dr. Hanrahan.

Chairman John Moran noted his opposition to using this property and noted that a bus lot would not be consistent with the design of the neighborhood.

Kevin Van Vlack noted his opposition and spoke of feedback that he received from his own friends and neighbors and agreed that there are no advantages to living by a bus lot.

Tomas Kavaliauskas noted his opposition for the same reason stated by his fellow commission members.

Gary Mummert spoke of approved uses for special permits under the Zoning Regulations and did not believe that a bus lot fell into this category.

Correspondence

Chairman John Moran thanked everyone for their input on either side of this proposal.

Adjournment

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