

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

**REGULAR MEETING**

**MINUTES**

**Wednesday, June 1, 2022**

**7:30 pm**

**Virtual meeting via Zoom**

Present: John Moran, Stephen Hanrahan, Mark Lamanna, Jane Landers, Kevin Van Vlack, Tomas Kavaliauskas (alternate), Gary Mummert (alternate), and Town Official present: Zoning Enforcement Office Evan White.

Assistant Broadcast Coordinator Quentin Flowers explained the rules and regulations for virtual meetings.

**Call to Order:** John Moran called the meeting to order at 7:30 pm. Evan White introduced Dana Ulibarri as the new recording secretary. John Moran noted that there is a special meeting on June 8, 2022 regarding the bus parking lot so public comment will not be taken on that issue tonight.

**Public Comment**

John Moran asked for public comment on anything not on the agenda, no comments were made.

**Public Hearing**

1) SP-22-013-Special Permit for Lot #15 & #24 Pine Island for a Nonprofit Fishing School & Camp aka Candlewood Fishing Camp Inc. Under Section 3.1.2 (B). Applicant-Jed Wilson.

Evan White stated that all permits are signed off with no objections from: Emergency Management Director, Maria Evans; Director of Health, Tim Simpkins; Fire Marshall, Derrek Guertin; and Zoning Enforcement Officer, Evan White. They are 501c-3 approved, sent letters out to all abutting property owners with receipts of letters.

Richard Smith, the attorney for Candlewood Fishing Camp, commended the process and feedback from town officials. Richard Smith stated that all concerns that had been brought forward were addressed and adjustments made.

Jed Wilson stated his vision for the camp which is to give kids a love of the outdoors specifically camping and fishing. An income-based tuition assistance program is available. Jed stated the educational and social skill aspects of the program.

Kevin Van Vlack inquired about emergency services. Jed Wilson stated that they have talked with all of the marinas, parents of campers that are in the area, and Jed lives in the area. The Danbury Hospital is 3 miles away. There is access to boats and vehicles if a need arises.

Mark Lamanna stated that he has seen the fishing camp out on the lake. He stated that he has seen kids out enjoying the outdoor fishing. Children in the camp that would never have that option any other way. His observation is that the kids he has seen out there are having the time of their life doing something that they would not be able to do any other way.

Tomas Kavaliauskas questioned the number of kids, 20-25 or is it 16. Jed Wilson stated 18 kids on the island for 4 weeks, the extra kids will be picked up from the dock as they will be staying with their parents. It is a residential camp. Drop off at Squantz state ramp at 6 pm on Sunday and dropped off at 10 am the following Saturday.

Steve Hanrahan inquired about clarification on the non-profit vs a business. Jed Wilson stated that the tuition is paid for by donations.

Jane Landers inquired about the full tuition for the week for someone that is not subsidized. Jed Wilson stated that current tuition is \$1995 per week. 20% of the kids are subsidized.

Jane Landers asked if a component of the program has an environmental emphasis. Jed stated that the campers have lake clean-up on one day, Lake Patrol and Trout's Unlimited out, the state will come out to talk about water testing, and several professional fishermen coming out to talk about the lake needs.

Tomas Kavaliauskas asked if #15 Pine Island was the only lot being used. Jed Wilson stated that the only lot being used is #15 and that they will not be using #24.

Denise Burns, who owns #13 Pine Island, states that she is in favor of the camp. She stated that it is a pretty small lot and is inquiring about the number of campers that will be at the camp at one time. Jed Wilson stated that they have measured for the number of tents that will be on the lot at one time. He stated that the time on Pine Island is limited as the campers are away from the camp the majority of the day. Denise Burns requested to be included on the insurance policy to protect their liability. Jed Wilson stated that he could have them added to the insurance policy.

Denise Burns will email Jed Wilson at info@candlewoodfishingcamp.com so that they can be added to the insurance policy.

Joseph Donnelly inquired about the possibility of other camps being able to come in and open up a camp for inner-city children. John Moran stated that the only decision that can be made and/or commented on is the special permit that has been filed and that no decision and/or comment for or against can be made at this time for a special permit that has not been filed. Joseph Donnelly requested to be added to the insurance policy. Jed Wilson will reach out and get him added to the insurance policy.

Roger Kutzy and John Paul Kutzy stated that John Paul has been attending the camp for the last couple of years. Roger stated he is impressed by the camp. Roger stated that Jed's leadership is extremely positive and great for the kids that attend the camp. John Paul Kutzy stated that Candlewood Fishing Camp has been a great experience for him.

Kevin Van Vlack made a motion to close SP-22-013-Special Permit for Lot #15 Pine Island for a Nonprofit Fishing School & Camp aka Candlewood Fishing Camp Inc. Under Section 3.1.2 (B). Applicant-Jed Wilson. Mark Lamanna seconded the motion.

John Moran	yes
Kevin Van Vlack	yes
Stephen Hanrahan	yes
Jane Landers	yes
Mark Lamanna	yes

2) SP-22-016-Special Permit for 51 Knollcrest Road for Constructing 2 Patios with Retaining Walls with Significant Excavation Within 300' of the 440 Line Under Section 6.4-Excavation, Removal, Filling, and Grading of Earth Material (D). Applicant –Jake Danziger.

Jake Danziger, representative of James and Jamie Roddy who are the owners of the property, stated that the Roddy's are interested in extending their existing patio to add an outdoor kitchen, firepit and trellis. They would also like a larger patio nearer the shore area but above the 440 line. The patio nearer the lake will be a permeable patio. Trucks will be come in to bring materials for the patio and the retaining walls. Ground infiltrators will be installed to accommodate the additional run-off and excavation for play areas for the children.

Evan White stated that approval has been received from Wetlands as well as Health. This is in compliance with regulation 6.4. All certified letters have been sent and receipts of letters for all abutting properties have been received. Evan White questioned grading and/or signification excavation within 5 feet of the property line.

Jake Danziger stated that there will not be grading and/or significant excavation within 5 feet of any property line. Evan White requested that the commission condition the applicant to continue with going about his permits for the actual build out which will wrap up with Stormwater Mitigation System with Evan White and the Tony Iadarola, the town engineer, will approve and go through health, building, and zoning.

Tomas Kavaliauskas questioned as to whether they expected to hit ledge/rock. He stated that the rock near the hot tub is rather large and will be staying where it is. Jake Danziger stated they do not expect to hit ledge or rock and that there will be no blasting.

Stephen Hanrahan questioned the upper patio. Jake Danziger stated that the upper patio will be solid and the lower patio will be pavers. Evan White stated that a stormwater mitigation system is currently in the works for getting permits.

Tomas Kavaliauskas inquired about landscaping. Jake Danziger stated that there has been some landscaping required by the Inlands Wetlands.

Gary Mummert asked about which departments will be expecting work. Evan White stated that all departments will be involved.

Debra Vanderhaden, an adjacent neighbor, stated that the current property owner takes great care with his yard. She stated that the current stormwater issues can be addressed with this change and moving forward. She endorses this application.

Kevin Van Vlack made a motion to close SP-22-016-Special Permit for 51 Knollcrest Road for Constructing 2 Patios with Retaining Walls with Significant Excavation Within 300' of the 440 Line Under Section 6.4-Excavation, Removal, Filling, and Grading of Earth Material (D). Applicant –Jake Danziger. Stephen Hanrahan seconded the motion.

John Moran	yes
Kevin Van Vlack	yes
Stephen Hanrahan	yes
Jane Landers	yes
Mark Lamanna	yes

3) SP-22-015-Special Permit for 8 Sunswept Drive for Legalizing Accessory Apartment. Under Section 3.1.2-Special Permit Uses (K). Applicant-Josephine Mineo & Heather Haase Bernatchez.

Josephine Mineo stated that she just purchased 8 Sunswept Drive. She stated that there has been an apartment in the home for 4 previous home owners. She wants to get the accessory apartment legally approved. The apartment has its own entrance.

Evan Smith stated that the applicants want to legalize the accessory apartment. Tim Simpkins, health director has no objections. The apartment has a full kitchen, full bath, separate egress, separate access from main dwelling to the unit, and parking. An affidavit will be signed to have qualified electrical and smoke detectors, etc. The home will have to remain as a single-family dwelling with an accessory apartment and will must be owner occupied. The owner can occupy the main home or the apartment. The zoning officer will have access to the home every 2 years.

Stephen Hanrahan questioned the space for parked cars. Josephine Mineo explained the available parking. Stephen Hanrahan's was concerned about it becoming a parking lot. Josephine Mineo stated that the garage currently has moving items inside but that it is a 3-car garage. Stephen Hanrahan suggested deer fencing of arborvitae for a buffer between neighbors. John Moran stated that this was a suggestion by Stephen Hanrahan but will not be a specification for the special permit.

John Moran stated that the neighbor at 10 Sunswept Drive has submitted a letter on behalf of being against the accessory apartment. John reminded that if all the specifications, regulations, and sanitation then the board has an obligation to approve the apartment.

Kevin Van Vlack made a motion to close SP-22-015-Special Permit for 8 Sunswept Drive for Legalizing Accessory Apartment. Under Section 3.1.2-Special Permit Uses (K). Applicant-Josephine Mineo & Heather Haase Bernatchez. Mark Lamanna seconded the motion.

John Moran	yes
Kevin Van Vlack	yes
Stephen Hanrahan	yes
Jane Landers	yes
Mark Lamanna	yes

4) SP-22-017-Special Permit for 9 Dunham Drive (Unit 7) For Peter Lawrence Furniture Co.-Custom Woodworking Shop & Carpentry. Under Section 4.3-Light Industry. Applicant-Peter Scalera.

Evan White stated that the application has been submitted and is complete. Evan White stated that this is the second to last unit for running a business onsite and offsite work to be done.

Evan White stated that he has a memorandum dated 05/23/22 Chris Schaeffer, registered sanitarian, signed off with no objection. Evan White will reach out to the applicants to remind them that they will need to apply for any permits for any work that has been done on the woodworking shop. Peter Scalera will need to apply for actual permits for health, sanitation, building, and zoning for the actual work that has been done on the unit.

Kevin Van Vlack stated that the special permit should be continued since the applicant, Peter Scalera, is not present.

Kevin Van Vlack made a motion to continue to July 6, 2022 SP-22-017-Special Permit for 9 Dunham Drive (Unit 7) For Peter Lawrence Furniture Co.-Custom Woodworking Shop & Carpentry. Under Section 4.3-Light Industry. Applicant-Peter Scalera. Stephen Hanrahan seconded the motion.

John Moran	yes
Kevin Van Vlack	yes
Stephen Hanrahan	yes
Jane Landers	yes
Mark Lamanna	yes

**Business Items**

5) SP-22-013-Special Permit for Lot #15 Pine Island for a Nonprofit Fishing School & Camp aka Candlewood Fishing Camp Inc. Under Section 3.1.2 (B). Applicant-Jed Wilson.

Kevin Van Vlack made a motion to approve SP-22-013-Special Permit for Lot #15 Pine Island for a Nonprofit Fishing School & Camp aka Candlewood Fishing Camp Inc. Under Section 3.1.2 (B). Applicant-Jed Wilson provided that all proper permits that are required are pulled. Jane Landers seconded the motion.

John Moran	yes
Kevin Van Vlack	yes
Stephen Hanrahan	yes
Jane Landers	yes
Mark Lamanna	yes

6) SP-22-016-Special Permit for 51 Knollcrest Road for Constructing 2 Patios with Retaining Walls with Significant Excavation Within 300’ of the 440 Line Under Section 6.4-Excavation, Removal, Filling, and Grading of Earth Material (D). Applicant –Jake Danziger. Kevin Van Vlack made a motion to approve SP-22-016-Special Permit for 51 Knollcrest Road for Constructing 2 Patios with Retaining Walls with Significant Excavation Within 300’ of the 440 Line Under Section 6.4-

Excavation, Removal, Filling, and Grading of Earth Material (D). Applicant –Jake Danziger provided that all required permits are pulled and that Stormwater Management sign off. Mark Lamanna seconded the motion.

John Moran	yes
Kevin Van Vlack	yes
Stephen Hanrahan	yes
Jane Landers	yes
Mark Lamanna	yes

7) SP-22-015-Special Permit for 8 Sunswept Drive for Legalizing Accessory Apartment. Under Section 3.1.2-Special Permit Uses (K). Applicant-Josephine Mineo & Heather Haase Bernatchez. Kevin Van Vlack made a motion to approve SP-22-015-Special Permit for 8 Sunswept Drive for Legalizing Accessory Apartment. Under Section 3.1.2-Special Permit Uses (K). Applicant-Josephine Mineo & Heather Haase Bernatchez provided that there is a sworn affidavit submitted as well as permission for the zoning officer to be able to enter the home every 2 years and that it remains a single-family home with an accessory apartment. The home or apartment must be owner occupied. Stephen Hanrahan seconded the motion.

John Moran	yes
Kevin Van Vlack	yes
Stephen Hanrahan	yes
Jane Landers	yes
Mark Lamanna	yes

8) SP-22-017-Special Permit for 9 Dunham Drive (Unit 7) For Peter Lawrence Furniture Co.-Custom Woodworking Shop & Carpentry. Under Section 4.3-Light Industry. Applicant-Peter Scalera.

Continued to July 6, 2022 meeting.

9) Accepting Application-SP-22-019-Special Permit for 4 Dunham Drive to Allow Self-Storage in The Light Industry. Under Section 4.3 Light Industrial District & 4.3.2 (E) Special Permit Uses-Light Industry. Applicant-Louis Yorio-LSC, LTD Liability Co. will be heard on July 6, 2022.

Kevin Van Vlack made a motion to approve accepting the application-SP-22-019-Special Permit for 4 Dunham Drive to Allow Self-Storage in The Light Industry. Under Section 4.3 Light Industrial District & 4.3.2 (E) Special Permit Uses-Light Industry. Applicant-Louis Yorio-LSC, LTD Liability Co. to be heard on July 6, 2022. Jane Landers seconded the motion.

John Moran	yes
Kevin Van Vlack	yes
Stephen Hanrahan	yes
Jane Landers	yes
Mark Lamanna	yes

10) Accepting Application-SP-22-020-Special Permit for 4 & 6 ByeBrook Court to allow an In-Home Major for Growing & Selling Out Flowers Grown On-Site. Under Section 3.1.2 (L) Special Permit Uses In R-88 Zone. Applicant-Jenny Auto.

Kevin Van Vlack made a motion to approve accepting the application-SP-22-020-Special Permit for 4 & 6 ByeBrook Court to allow an In-Home Major for Growing & Selling Out Flowers Grown On-Site. Under Section 3.1.2 (L) Special Permit Uses In R-88 Zone. Applicant-Jenny Auto to be heard on July 6, 2022. Jane Landers seconded the motion.

John Moran	yes
Kevin Van Vlack	yes
Stephen Hanrahan	yes
Jane Landers	yes
Mark Lamanna	yes

**Minutes** – tabled until the July 6, 2022 meeting

**Correspondence** – none

**Enforcement Actions**

- 60 Saw Mill Road
- 3 Westview Trails
- 20 Clover Leaf
- 4 & 7 Cotton Tail
- 105 Shortwoods Road
- 33 Ridge Road

**Adjournment**

Kevin Van Vlack made a motion to adjourn the meeting at approximately 9 pm. Jane Landers seconded the motion. **All in favor**