

**THE ZONING COMMISSION**  
**Town of New Fairfield**  
**New, Fairfield, CT 06812**  
**SPECIAL MEETING WORKSHOP MINUTES**  
**DATE: August 25, 2022**  
**TIME: 7:30 pm**  
**Location for: New Fairfield Library Community Room**

**Call to Order**

John Moran meeting called to order at 7:35 pm.

**Present**

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

**Business Items**

- 1) Final Bid Review Bid Packages For Consulting Firms To Review & Bring Zoning Regulations Up To Date & Necessary Revisions For Compliance With State Zoning Statutes & Current Amendments.
  - a) Bid 1 GreenWood Associates - Mr. David
  - b) Planimetrics – Mr. Glen Chandler
  - c) Bid 3 SLR – Mr. Robert

A discussion was held regarding the pros and cons of each of the bids. The items went over were the professionalism, timeframe, format and logic of approach, experience, budget numbers, content and value of each bid, previous restructuring experience, and thoughts on the firm being able to be evenhanded on ideological issues in a balanced and neutral manner. A request was made by Jane Landers to take into consideration when selecting a consulting firm how they can help the town with future mandates and directing the town on the best way to handle them.

Evan Smith gave his recommendation which would be GreenWood Associates due to the size of the business, the projection of time and cost.

A Special Meeting will be held with GreenWood Associates in attendance to have their bid presented and have a question/answer session with those in attendance. The projected date of the Special Meeting is Wednesday, September 28 2022.

**Minutes**

- 1) Minutes for May 4, 2022 Regular Meeting  
Kevin VanVlack made a motion to approve the minutes. Stephen Hanrahan seconded the motion.

|                    |     |
|--------------------|-----|
| John Moran         | Yes |
| Kevin VanVlack     | Yes |
| Gary Mummert       | Yes |
| Tomas Kavaliauskas | Yes |
| Stephen Hanrahan   | Yes |

- 2) Minutes for June 1, 2022 Regular Meeting  
Kevin VanVlack made a motion to approve the minutes. Stephen Hanrahan seconded the motion.

|                    |     |
|--------------------|-----|
| John Moran         | Yes |
| Kevin VanVlack     | Yes |
| Gary Mummert       | Yes |
| Tomas Kavaliauskas | Yes |
| Stephen Hanrahan   | Yes |

- 3) Minutes for June 8, 2022 Special Meeting  
Kevin VanVlack made a motion to approve the minutes. Stephen Hanrahan seconded the motion.

|                    |         |
|--------------------|---------|
| John Moran         | Yes     |
| Kevin VanVlack     | Yes     |
| Gary Mummert       | Abstain |
| Tomas Kavaliauskas | Yes     |
| Stephen Hanrahan   | Yes     |

- 4) Minutes for July 6, 2022 Regular Meeting  
Kevin VanVlack made a motion to approve the minutes with the amendment to Page 4 to read “in other towns there are incentives for illegal accessory apartments to come forward and become legal and increase the options for affordable housing options”. Stephen Hanrahan seconded the motion.

|                    |     |
|--------------------|-----|
| John Moran         | Yes |
| Kevin VanVlack     | Yes |
| Gary Mummert       | Yes |
| Tomas Kavaliauskas | Yes |
| Stephen Hanrahan   | Yes |

- 5) Minutes for July 20, 2022 Special Meeting  
Kevin VanVlack made a motion to approve the minutes. Stephen Hanrahan seconded the motion.

|                    |         |
|--------------------|---------|
| John Moran         | Yes     |
| Kevin VanVlack     | Yes     |
| Gary Mummert       | Abstain |
| Tomas Kavaliauskas | Yes     |
| Stephen Hanrahan   | Yes     |

**Adjournment**

Kevin VanVlack made a motion to adjourn the meeting at 8:23 pm. Tomas Kavaliauskas seconded the motion.

|                    |     |
|--------------------|-----|
| John Moran         | Yes |
| Kevin VanVlack     | Yes |
| Gary Mummert       | Yes |
| Tomas Kavaliauskas | Yes |
| Stephen Hanrahan   | Yes |