

New Fairfield Zoning Board of Appeals New Fairfield, Connecticut

SPECIAL MEETING MINUTES August 31, 2022

The New Fairfield Zoning Board of Appeals (ZBA) held a public hearing at 7:00 p.m. on Wednesday, August 31, 2022, held in the New Fairfield Library Community Room. Secretary Joanne Brown took the Minutes.

ZBA Members in attendance: Joe DePaul, Chairman; John Apple, Vice Chairman; John McCartney; Christine Garabo and Ann Brown

ZBA Members not in attendance: Alternates Peter Hearty and Bob Jano

Town Officials in attendance: Neil Marcus, Town Attorney and Evan White, ZEO

Attorney Neil Marcus presented a Training Session and an overview of the ZBA's authority regarding Land Use Regulations. The ZBA is mandated to hear any appeals from the decision of the Zoning Enforcement Officer, hear matters specifically assigned to them under the statutes and Zoning Regulations and to hear and grant or deny variances. Land Use Regulation is a balance between the rights of the property owners and the powers of state to protect the health, safety, and welfare of its citizens.

Attorney Marcus discussed the following topics:

- Land Use Regulations
- Attendance
- Conflict of Interest
- Bias and Predetermination
- The Application – Timeliness and Completeness
- Public Inspection of Documents
- Public Notice
- Public Hearing
- The Record
- Recording
- Continuation of Applications
- Decisions

John McCartney made a motion to adjourn the meeting at 9:49 p.m., duly 2nd, approved 5-0.