

THE ZONING COMISSION
Town of New Fairfield
New Fairfield, CT 06812

Regular Meeting

Minutes
Wednesday December 1st 2021
7:30pm
Virtual Meeting Via ZOOM

Present Chairman John Moran, Stephen Hanrahan, Tomas Kavaliauskas, Gary Mummert, Kevin Van Vlack, Zoning Enforcement Officer Evan White and Jane Landers.

BOE Network Administrator Quintin Flowers explained the rules and regulations for virtual meetings.

Call to Order Chairman John Moran called the meeting to order at 7:31

Public Comment

- Kathy makes comment to clarify Agenda

Public Hearing

Business Items

Site Plan-SI-21-022- Happy Feet – Foot Massage at #11 State Route 37. Regulation 4.0.
Applicant: Jim Jjiang.

- Owner explains they are going to be doing massages for body and feet.

Evan ZEO says everything is in order for zoning, parking and signage. Needs to be cleared with fire Marshall and health department before opening.

Stephen Hanrahan states that the two signs he had were not allowed. He wanted the owner to be aware of the regulations for the sizing and illumination.

Kevin Van Vlack re explains what Steve is saying that they are not allowed to have illuminated signs and if they want another sign they need to re submit a new application for second sign.

Kevin Van Vlack makes motion to approve sign for Site Plan-SI-21-022- Happy Feet – Foot Massage with stipulations of fire Marshall and health department approval.

Tom Kavaliauskas seconds this motion.

- ✓ Stephen Hanrahan
- ✓ Tomas Kavaliauskas
- ✓ John Moran
- ✓ Kevin Van Vlack
- ✓ Jane Landers

Kevin Van Vlack makes motion to accept SP-21-023 Special Permit for 9 Dunham Drive (Unit #'s 19&20) for James Shull Custom Stairs LLC – Complete Custom Stair Manufacturer & Stair Builder. Section 4.3-Light Industry. Applicant- James Shull for January meeting.

- ✓ Stephen Hanrahan
- ✓ Tomas Kavaliauskas
- ✓ John Moran
- ✓ Kevin Van Vlack
- ✓ Jane Landers

Kevin Van Vlack makes motion to accept SP-21-024 Special Permit for 9 Dunham Drive (Unit #'s 17&18) for Anthony Kaplanis Fabricating, Carpentry, Material Storage & Car Storage. Section 4.3-Light Industry. Applicant – Anthony Kaplanis for January meeting.

Tomas Kavaliauskas seconds this motion.

- ✓ Stephen Hanrahan
- ✓ Tomas Kavaliauskas
- ✓ John Moran
- ✓ Kevin Van Vlack
- ✓ Jane Landers

Regarding the Petition-P-21-003 – 1 year Moratorium on All Retail Cannabis Establishments & Facilities in the Town of New Fairfield. Section 8.9- Amendments to Zoning District Boundaries and Regulation, Evan ZEO is explaining the moratorium formal procedure for such. January meeting will have a formal vote for moratorium.

Kevin Van Vlack accepts petition for moratorium for one year for the January 5th 2022 meeting
Tomas Kavaliauskas seconds this motion.

- ✓ Stephen Hanrahan
- ✓ Tomas Kavaliauskas
- ✓ John Moran
- ✓ Kevin Van Vlack
- ✓ Jane Landers

Mohamed , AJ

Explaining what they will be having there- Cigars,Pipes,Hookah, traditional smoke shop, states the hours 8-8, 1 to 2 employees

John Moran asks Evan if he has all approval necessary to open. Health department, septic etc. Notes that signage meets regulations.

Steve Hanrahan is questioning why there will be two smoke shops in such a small town and he is also concerned there will be smoking of hookah in the facility.

Mohammed – says there will be no smoking but there will be pipes, glassware, rollers available for purchase. He does note that he is aware of the rules of age for purchase and entry into the shop.

Jane Landers is concerned about all utensils being used for “drug use”

Mohammed states that 99% will not be used for drug use but the main thing to be sold is cigars. He and Steve speak on how much square feet of the space will be used and asks if there will be a humidor.

Kathy doesn't understand why we need two smoke shops in town. She reminds us that she took liberty on research she sent out to the committee. She also states that the second spot is closest to schools. Says she understands and appreciates the rules but will be making a visit to see they are abiding by all of their promises and rules.

John isn't in favor but re explains there is no way to deny him that they have a right to open another one because there is no regulation against opening another smoke shop or liquor store for example.

Kevin Van Vlack talks about how it would be a good idea to regulate types of businesses such as a smoke shop in distance to schools.

Jane mentions she can count on one hand how many times she has seen people smoking cigars.

Mohammed calmly argues his valid point by saying older gentleman tend to smoke more cigars than most, says cigars aren't like cigarettes they wont be walking around smoking that it is done in the comfort of your own home and is more of a social thing.

Kevin Van Vlack reads letter from Mark Werner who wasn't able to attend meeting but who had emailed his concerns to Evan White ZEO.

Mohammed clarifies the name of his establishment is the Smoke lab 2.

Kvb makes a motion to approve Site Plan-SI-21-025 The Smoke Lab 2 at #9 Brush Hill Road. Regulation 4.0. Applicant – Ahmad Falhi Musa, with the stipulations that they provide all department approvals.

Tomas Kavaliauskas seconds this motion

- ✓ Stephen Hanrahan
- ✓ Tomas Kavaliauskas
- ✓ John Moran
- ✓ Kevin Van Vlack
- ✓ Jane Landers

John Moran makes motion to approve 2022 Zoning Calendar.

- ✓ Stephen Hanrahan
- ✓ Tomas Kavaliauskas
- ✓ John Moran
- ✓ Kevin Van Vlack
- ✓ Jane Landers

Minutes

Correspondence

Enforcement actions

Adjournment

Kevin Van Vlack made a motion to adjourn the meeting at 8:25pm. Tomas Kavaliauskas seconded the motion. **All in Favor.**