

THE ZONING COMMISSION

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

REGULAR MEETING

MINUTES

Wednesday, February 3, 2021

7:30pm

Virtual meeting via Zoom

Present: Chairman John Moran, Shane Cosentino, Stephen Hanrahan, Tomas Kavaliauskas (Alternate), Kevin Van Vlack (arrived 7:58 pm) and Zoning Enforcement Officer Evan White. Joe Letizia and Gary Mummert (Alternate) were not in attendance.

Call to Order: Chairman John Moran called the meeting to order at 7:31 pm. Tomas Kavaliauskas was elevated to a full member for the purpose of this meeting.

Public Comment- None

Chairman John Moran announced that Public Hearings for the school projects will be postponed to the following meetings:

- SP-21-002-Special Permit for 54 Gillotti Road (New Fairfield High School) under section 3.1.2 Special Permit Uses (A) Applicant: Town of New Fairfield- Wednesday, February 17, 2021
- SP-21-003-Special Permit for 24 Gillotti Road (Meeting House Hill School) under section 3.1.2 Special Permit Uses (A) Applicant: Town of New Fairfield- Wednesday, February 24, 2021
- 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- Wednesday, March 3, 2021.

PUBLIC HEARING

SP-21-001-Special Permit for 5 Sylvan Road under Section 6.4-Excavation, Removal, Filling, and Grading of Earth Material (D) Applicant: Spruce Ridge Craftsmen.

Zoning Enforcement Officer Evan White spoke of the outdoor staircase built on the property down to the waterfront. No permits were received for this. This project violated the rear setback. As a result, the applicant went before the Zoning Board of Appeals for a variance but was denied. The applicant will remove the last 50 feet of the staircase. This project will not require any excavation of significant earth material. Applicant Joe Reilly noted that they will remove the stairs and rebuild with stone and mortar. They have received permission from the Inlands/Wetlands Commission for this. This project should be completed by the end of April.

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Shane Cosentino made a motion to close Public Hearing for SP-21-001 as long as conditions for all departments are met. Tomas Kavaliauskas seconded the motion.

Shane Cosentino	Yes
Steve Hanrahan	Yes
Tomas Kavaliauskas	Yes
John Moran	Yes

SP-21-005-Special Permit for 1 Camp Arden Road (Knolls Community Water System) under section 3.1.2 (A) Applicant: Candlewood Knolls Tax District.

Dave Clegg from the Candlewood Knolls Tax District noted that they are looking for approval to replace two 20,000 gallon water storage tanks. The replacements will be exactly as they are now without any additional construction and site changes. This project will mostly likely be done in Fall 2021.

Evan White asked that all necessary local health, building and fire permits be acquired before work commences.

Shane Cosentino made a motion to close Public Hearing for SP-21-005 as long as all local health, building and fire regulations are met. Tomas Kavaliauskas seconded the motion.

Shane Cosentino	Yes
Steve Hanrahan	Yes
Tomas Kavaliauskas	Yes
John Moran	Yes

BUSINESS ITEMS

Shane Cosentino made a motion to approve application SP-21-001-Special Permit for 5 Sylvan Road under Section 6.4-Excavation, Removal, Filling, and Grading of Earth Material (D) as long as all necessary boards give their approval. Shane Cosentino seconded the motion.

Shane Cosentino	Yes
Steve Hanrahan	Yes
Tomas Kavaliauskas	Yes
John Moran	Yes

Steve Hanrahan made a motion to accept SP-21-005-Special Permit for 1 Camp Arden Road (Knolls Community Water System) under section 3.1.2 (A) Applicant: Candlewood Knolls Tax District. Tomas Kavaliauskas seconded the motion.

Shane Cosentino	Yes
Steve Hanrahan	Yes
Tomas Kavaliauskas	Yes
John Moran	Yes

Steve Hanrahan made a motion to accept SP-21-006-Special Permit for 40 Milltown Road for the March 3, 2021 meeting. Shane Cosentino seconded the motion.

Shane Cosentino	Yes
Steve Hanrahan	Yes
Tomas Kavaliauskas	Yes
John Moran	Yes

Steve Hanrahan made a motion to accept SP-21-007-Special Permit for the March 3, 2021 meeting. Shane Cosentino seconded the motion.

Shane Cosentino	Yes
Steve Hanrahan	Yes
Tomas Kavaliauskas	Yes
John Moran	Yes

Approval of minutes

Kevin Van Vlack made a motion to approve the minutes of the January 6, 2021 meeting as presented. Tomas Kavaliauskas seconded the motion.

Tomas Kavaliauskas	Yes
John Moran	Yes
Kevin Van Vlack	Yes

Correspondence- None

Enforcement Actions

- 60 Saw Mill Road
- 6 Darien Drive
- 2 Pleasant View
- 2 Dunham Drive
- 57 Saw Mill Road
- 9 Lamont Road

Adjournment

Kevin Van Vlack made a motion to adjourn the meeting at 8:03pm. Tomas Kavaliauskas seconded the motion. **All in favor**