

**THE ZONING COMMISSION**  
**Town of New Fairfield**  
**New Fairfield, CT 06812**  
**SPECIAL MEETING WORKSHOP MINUTES**  
**DATE: September 28, 2022**  
**TIME: 7:30 pm**  
**Location for: New Fairfield Company A Fire House**  
**Location: 302 Ball Pond Road, New Fairfield**

**Call to Order**

John Moran called the meeting to order at 7:34 pm.

**Present**

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

**Business Items**

- 1) Pre-Bid Consultant #1: David Woods-Principal of GreenWoods Associates;
  - a) Presentation – David Woods to go over the bid package for the overhaul and revisions of the Town of New Fairfield zoning regulations.
  - b) Question & Answer

Mr. David Woods, Principal Executive Vice President of GreenWoods Associates, introduced himself and GreenWoods Associates. He stated that the regulations should be divided into four sections. He suggested that the main focus be areas that have changed the most since the last zoning regulations. John Moran stated that affordable housing would be the biggest issue. Stephen Hanrahan stated that sewers would also be a big issue. Mr. David Woods stated that the focus should be on the ‘right size’ affordable housing. A discussion was held regarding affordable housing and the concerns.

Mr. David Woods asked what are the issues that the commission sees as being the most concerning. Kevin Van Vlack asked Mr. David Woods how will the contentious areas and areas of opportunity be addressed so the zoning regulations become more modernized and comply with today’s zoning regulations. Mr. David Woods stated that the rule of thumb that he uses is that people on the ground know their town better than any planner or consultant. He stated that doing field visits and listening to the people from the town. John Moran stated that there are lots in town that are non-conforming. Mr. David Woods stated that an option may be to create special districts based on the topography of that area or have them apply for a variance. The different aspects of zoning, how the interpretation can vary from individual to individual, and the pros and cons of different districts were discussed.

A suggestion was given to have a special meeting for the town to provide input on the zoning regulations. Mr. David Woods asked for a list of people such as key developers. John Moran stated that the Town of New Fairfield is pretty maxed out on development land. Mr. David Woods asked for a list of land that is available for development. Mr. David Woods stated that a key part of this process is the education process and looking at what makes sense and proposing what makes sense for the Town of New Fairfield.

A discussion was held regarding accessory apartments that are inside of the existing house as well as apartments in a separate unit. Stephen Hanrahan stated that when making these decisions the best

interest of the town and what we want the Town of New Fairfield to be for now and for the future must be kept in mind. John Moran stated that senior housing is needed. A discussion was held regarding other communities and the pros and cons of how the housing has been done in those towns.

Kevin Van Vlack questioned the timeframe of one month to gather input as being too quick of a timeframe as it was the timeframe stated in the bid package. Mr. David Woods stated that the timeframe can be one month or it can be two months. Mr. David Woods stated that the cost, regardless of timeframe, would stay the same. Kevin Van Vlack stated a concern about the timeframe and if it extends out. Mr. David Woods stated he will guarantee that the budget is the budget and that he will not charge more than that. Kevin Van Vlack stated that if items above and beyond what is currently budgeted then those items would have to be addressed and may incur additional fees. Mr. David Woods stated that when extra items arise it may be looking at the budget and cutting items that have been found to be not needed as the project has moved forward and those funds can be moved to what is needed for the project.

Evan White asked Mr. David Woods what he thought he could do to make the current regulations up to par. Mr. David Woods stated that the current regulations need a really deep look at. He stated at the end there will be a quality product that can be an example for other towns as top-notch zoning regulation based on the needs, wants, and vision of the town. Mr. David Marcus stated that an inventory needs to be done of what was done in the last 10 years.

A discussion was held regarding senior living and affordable housing. Mr. David Woods stated there is a group of developers who specialize in affordable housing. Evan White asked Mr. David Woods if he has had experience with special overlay districts to meet the affordable housing median requirements. Mr. David Woods stated that accessory apartments with conversion of a house not a separate unit behind a house. Mr. David Woods explained an 830G and the need for clear regulations to avoid a developer being able to come in since the zoning regulations are already up to par.

A discussion was held regarding sewer and septic.

John Moran stated that there is a lot of conflict in the current zoning regulations. Evan White asked Mr. David Woods what conflicts he saw in the current regulations. Mr. David Woods asked if he could address that question in the next meeting as he had not gone through the Town of New Fairfield's current zoning regulations.

A discussion was held regarding vacation rentals and the verbiage that is needed to be able to enforce it based on zoning regulations. John Moran stated that over the last two years the lake community has changed. There are more residents that live in the lake community year-round. Evan White stated that there have been complaints about Airbnb's, none of these residents have come to a Zoning Commission meeting.

### **Adjournment**

Stephen Hanrahan made a motion to adjourn the meeting at approximately 8:26 pm. Kevin Van Vlack seconded the motion. **All in favor**