

THE ZONING COMMISSION
Town of New Fairfield
New, Fairfield, CT 06812
SPECIAL MEETING MINUTES
DATE: October 6, 2022
TIME: 7:30 pm
Virtual Meeting Via Zoom

Call to Order

John Moran called the meeting to order at 7:31 pm.

Present

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

Public Comment - none

Public Hearing - none

Business Items

- 1) SP-22-026 Special Permit - 227 Ball Pond Road For A Private Home-Based Speech-Language Practice. Under Section 3.1.2 (L) Special Permit - In-Home Major Occupation. Applicant Caseyenne Higgins.

Kevin VanVlack made a motion to approve accepting the application SP-22-026 Special Permit - 227 Ball Pond Road For A Private Home-Based Speech-Language Practice. Under Section 3.1.2 (L) Special Permit - In-Home Major Occupation. Applicant Caseyenne Higgins. Jane Landers seconded the motion.

John Moran	Yes
Kevin VanVlack	Yes
Stephen Hanrahan	Yes
Jane Landers	Yes
Mark Lamanna	Yes

- 2) SP-22-027 Special Permit - 33 Ridge Road. Regulation 6.4. Excavation, Removal, Filling, And Grading Of Earth Material. Applicant Kevin A Sypher.

Kevin VanVlack made a motion to approve accepting the application SP-22-027 Special Permit - 33 Ridge Road. Regulation 6.4. Excavation, Removal, Filling, And Grading Of Earth Material. Applicant Kevin A Sypher. Jane Landers seconded the motion.

John Moran	Yes
Kevin VanVlack	Yes
Stephen Hanrahan	Yes
Jane Landers	Yes
Mark Lamanna	Yes

- 3) SI-22-028 Site Plan Modification - 24 Gillotti Road For Modifications To Curbing, Striping, And Signage Within The Bus/Parent Loop. Under Section 6.1 Parking Areas, 6.2 Off-Street Parking And Loading, 8.1.6 Parking And Loading, and 8.1.7 Signs. Applicant PBC/Town Of New Fairfield.

This is being tabled due to the Town Engineer not being able to be at tonight's meeting. A Special Meeting will be held in the next two weeks.

Minutes

- 1) Kevin VanVlack made a motion to accept the minutes of the August 10, 2022 Regular Meeting as presented. Jane Landers seconded the motion.

John Moran	Yes
Kevin VanVlack	Yes
Stephen Hanrahan	Yes
Jane Landers	Yes
Mark Lamanna	Yes

- 2) Kevin VanVlack made a motion to accept the minutes of the August 25, 2022 Special Meeting with the correction of the name from Evan Smith to Evan White on the first page. Stephen Hanrahan seconded the motion.

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

- 3) Minutes for September 28, 2022 Special Meeting - tabled until the next meeting.

Correspondence - none

Enforcement Actions

60 Sawmill Road

3 Westview Trails

2 Dunham Drive

7 Dunham Drive

4 & 6 Byebrook

1 Hoover Place, 4 Coolidge Street, 7 Coolidge Street, & 9 Coolidge Street

Evan White met with the attorney for 4 & 6 Byebrook and discussed the unpermitted with the capacity to run a commercial business out of her home. 6 Byebrook is its own separate entity with no primary dwelling. There has been a farmstand erected for the selling and pick up of the items she is selling. Evan White went over the issues that need to be attended to and the attorney will discuss those with his client. Evan White explained to the attorney that the owner would need to submit a new special permit or a cease and desist will be issued.

John Moran stated that at the Special Meeting the opt-out for the state mandate will need to be addressed.

Kevin VanVlack questioned if there are other companies that provide the service of updating the current Zoning Regulations. Evan White stated he is looking for additional alternatives.

Jane Landers asked for a legal update on the lawsuit. John Moran stated that they are in the process of reviewing the minutes. Evan White will make contact and see what additional, if any, is needed.

Adjournment

Kevin VanVlack made a motion to adjourn the meeting at approximately 7:57 pm. Jane Landers seconded the motion. **All in favor.**