

THE ZONING COMMISSION
Town of New Fairfield
New, Fairfield, CT 06812
REGULAR MEETING AGENDA

DATE: November 2, 2022

TIME: 7:30 pm

Virtual Meeting Via Zoom

Call to Order

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

Present

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

John Moran elevated Tomas Kavaliauskas to a voting member.

Public Comment

None

Public Hearing

- 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 Caseyanne Higgins. Tabled until the next meeting.
- 2) SP-22-027 Special Permit - 33 Ridge Road. Regulation 6.4. Excavation, Removal, Filling, And Grading Of Earth Material. Applicant Kevin A Sypher. Tabled until the next meeting.

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 Caseyanne Higgins. Tabled until the next meeting.
- 2) SP-22-027 Special Permit - 33 Ridge Road. Regulation 6.4. Excavation, Removal, Filling, And Grading Of Earth Material. Applicant Kevin A Sypher. Tabled until the next meeting.
- 3) Accepting SP-22-029 Special Permit – 31 Madeline Drive For Regrading And Resloping Of Building Lot Prior To Obtaining Building And Zoning Permits. Applicant Asim Alimi.

Kevin VanVlack made a motion to approve accepting the application for SP-22-029 Special Permit – 31 Madeline Drive For Regrading And Resloping Of Building Lot Prior To Obtaining Building And Zoning Permits. Applicant Asim Alimi. Jane Landers seconded the motion.

John Moran	yes
Kevin VanVlack	yes
Tomas Kavaliauskas	yes
Jane Landers	yes
Mark Lamanna	yes

- 4) SI-22-030 Site Plan Modification - 24 Gillotti Road For Modifications To The Approved Drawings To Match As-Built Conditions. Under Section 8.1 Site Plan Standards And Review process. Applicant PBC/Town Of New Fairfield.

Chris Cardanay, Langan Engineering, he stated that there are three items in this application: landscaping, lighting, and playground.

Meredith Juliana, Langan Engineering, went over the relocation plants, shrubs, and trees. John Moran requested that the commission consider approving with the stipulation that he will inspect the plantings to make sure they were done according to the specification of each plant and sign off with his approval will be necessary.

Meredith Juliana went over the playground design. There are two areas one area for older children and the other are for younger children. There is a division between each age range. Each are having a variety of pieces of equipment.

Meredith Juliana stated that the lighting has two different pieces: the as-built light fixtures as well as the extra fixtures that are listed as to be installed. Kevin VanVlack questioned the lighting and Meredith Juliana stated that the lighting being added is new lighting. The new lighting will be added to the front of the building and along the back there will be one additional fixture, and one that will get a new distribution type. The current lighting had a few dark spots and the new fixtures will illuminate those areas. John Moran questioned if the parking lot lighting had all been completed. Meredith Juliana stated that the lighting has not been completed as of today. John Moran asked for a timeline on the addition of the lights. Christina O’Hare stated that the proposal time is in and is currently waiting for lead times for the project to be completed. Meredith Juliana stated that the bus loop drive meets the town zoning requirements. The additional lights are being added to meet the IES&A requirements. Christina O’Hare stated she will reach out to the contractor for a completion date.

Kevin VanVlack read in the letter to the commission from the Town Engineer, Tony Iadarola.

Tomas Kavaliauskas questioned if the new light fixtures will match what the current light fixtures are. Meredith Juliana stated that the newly installed light fixtures will match the current lights.

Mark Lamanna questioned if the new lighting could be a potential concern for those that live around the school. Christina O’Hare stated that the lighting is downlit, directional, and without any light spill.

Kevin VanVlack made a motion to approve SI-22-030 Site Plan Modification - 24 Gillotti Road For Modifications To The Approved Drawings To Match As-Built Conditions. Under Section 8.1 Site Plan Standards And Review process. Applicant PBC/Town Of New Fairfield. With the stipulations that they receive the approvals from the Zoning Commission Chairman to sign off on the plantings, a sign off by the Town Engineer and a sign off by the Zoning Enforcement Officer. Jane Landers seconded the motion.

John Moran	yes
Kevin VanVlack	yes
Tomas Kavaliauskas	yes
Jane Landers	yes
Mark Lamanna	yes

Minutes

- 1) Minutes for September 28, 2022 Special Meeting – tabled until the next meeting
- 2) Minutes for October 6, 2022 Special Meeting – tabled until the next meeting
- 3) Minutes for October 13, 2022 Special Meeting – tabled until the next meeting
- 4) Minutes for October 18, 2022 Special Meeting – tabled until the next meeting

Correspondence

None

Enforcement Actions

60 Sawmill Road
3 Westview Trails
2 Coolidge Street, 4 Coolidge Street, 7 Coolidge Street, & 9 Coolidge Street

11 Candle Hill Road
17 Possum Ridge
Candle Isle Association
223 Route 37

Adjournment

Kevin VanVlack made a motion to adjourn the meeting at **8:20** pm. Jane Landers seconded the motion. **All in favor.**

Received by email on 11/07/2022 @ 8:41 a.m.
by Chrystie M. Bontempo, Asst. Town Clerk, New Fairfield