

THE ZONING COMMISSION

Town of New Fairfield

New, Fairfield, CT 06812

SPECIAL MEETING MINUTES

DATE: Thursday, January 26, 2023

TIME: 6:30 pm

Location for: New Fairfield Library Conference Room

Location: 2 Brush Hill Road, New Fairfield

Call to Order

Kevin VanVlack called the meeting to order at 6:35 pm.

Present

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

Business Items

- 1) Pre-Bid Consultant #1: The Miller Planning Group – Brian Miller
 - a. Presentation
 - b. Question & Answer

Brian Miller introduced himself and The Miller Planning Group. He stated that he likes to take a basic approach depending on the culture of the town and what the town wants. Brian Miller stated that he is not here to make the policy but is here to implement the policy. In looking at the current policy if there are items that are working then there isn't a need to change it. He stated that zoning is a balance between property rights, personal rights, and social benefit. The zoning changes have to mesh with the market and not fight the market. Brian Miller referred to a memorandum that included some of the concerns of the town. Paper copies were given to all in attendance. Brian Miller stated that if the ZBA is busier than the Zoning and Planning Commissions that is a sign that something in the zoning is not working. Brian Miller stated that if different areas have different needs, then make that area a different zone such as the Candlewood Lake area. Brian Miller went over the items on the list and gave an overview of how he would approach these issues.

- 2) Pre-Bid Consultant #2: Berry Dunn – Kevin Price and Khara Dodds
 - a. Presentation
 - b. Question & Answer

Kevin Price and Khara Dodds introduced themselves and Berry Dunn. The project group would consist of five individuals with the direct access to over 300 consultants who can contribute their help and expertise when and where it will benefit the Town of New Fairfield the most. The project approach would be broken down into four phases.

- Phase 0 – Project Management – project work plan and schedule; weekly project status updates
- Phase 1 – Current Assessment and Diagnostic Review – current zoning and diagnostic report; community workshop summary report
- Phase 2 – Comparable Municipalities Analysis – comparable municipalities analysis report

- Phase 3 – Zoning Regulations Development – priority zoning issues; draft regulatory revisions presentation; final zoning regulations; final presentation

The project would have a social platform for all residents of the town to be able to contribute and follow the progress of the project.

- 3) Discussion of Presentations – tabled until after the last presentation which will be on January 31, 2023.

Adjournment

Kevin VanVlack made a motion to adjourn the meeting at 8:05 pm. John Moran seconded the motion.

Received by email on 01/30/2023 @ 1:32 p.m.
by Chrystie M. Bontempo, Asst. Town Clerk, New Fairfield