

THE ZONING COMMISSION
Town of New Fairfield
New, Fairfield, CT 06812
REGULAR MEETING MINUTES
DATE: March 1, 2023
TIME: 7:30 pm
Virtual Meeting Via Zoom

Call to Order

Kevin VanVlack called the meeting to order at 7:31 pm.

Present

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

Kevin VanVlack elevated Tomas Kavaliauskas to a voting member.

Public Comment

none

Public Hearing

- 1) **SP-23-001-Special Permit for 302 Ball Pond Road-For the removal of demo debris, filling in of earth material and regrading of the site as a result of the demolition of the Consolidated School. Associated site improvements including grading and storm damage. Section(s) 3.1.2 Special Permit Uses (A&B) & Section 6.4- Excavation, Removal, Filling, and Grading of Earth Material by Special Permit Approval. Applicant-Town of New Fairfield.**

Christine O'Hare from JCJ Architecture stated that the existing parking lots off Ball Pond Road and Gillotti Road, as well as the playground immediately north are to remain as they are now. Anthony Gordon from Langan Engineering went over the drawings and did a high-level overview. Anthony Gordon went over the demolition and the site elements that need to be removed. He pointed out two swing gates. He went over the grading and drainage plan to restabilize the site, the storm water infrastructure, the utility plan for the irrigation well and bringing it up to grade, soil/erosion will accommodate the new grading, and landscaping. Mark Lamanna inquired about the baseball field irrigation. Anthony Gordon stated that it was discussed and addressed with Phil Ross.

Kevin VanVlack made a motion to close the public hearing for SP-23-001-Special Permit for 302 Ball Pond Road-For the removal of demo debris, filling in of earth material and regrading of the site as a result of the demolition of the Consolidated School. Associated site improvements including grading and storm damage. Section(s) 3.1.2 Special Permit Uses (A&B) & Section 6.4- Excavation, Removal, Filling, and Grading of Earth Material by Special Permit Approval. Applicant-Town of New Fairfield. Jane Landers seconded the motion.

Kevin VanVlack	Yes
Tomas Kavaliauskas	Yes
Jane Landers	Yes
Mark Lamanna	Yes
Joan Archer	Yes

Business Items

- 1) **SP-23-001-Special Permit for 302 Ball Pond Road - For the removal of demo debris, filling in of earth material and regrading of the site as a result of the demolition of the Consolidated School. Associated site improvements including grading and storm damage. Section(s) 3.1.2 Special Permit Uses (A&B) & Section 6.4- Excavation, Removal, Filling, and Grading of Earth Material by Special Permit Approval. Applicant-Town of New Fairfield.**

Kevin VanVlack read a letter from Antonio Iadarola, the town engineer. (See enclosure). Evan White stated that the permit is in full compliance. Evan White stated that he has a letter from the Health Department along with Wetlands approval.

Jane Landers made a motion to approve SP-23-001-Special Permit for 302 Ball Pond Road - For the removal of demo debris, filling in of earth material and regrading of the site as a result of the demolition of the Consolidated School. Associated site improvements including grading and storm damage. Section(s) 3.1.2 Special Permit Uses (A&B) & Section 6.4- Excavation, Removal, Filling, and Grading of Earth Material by Special Permit Approval. Applicant-Town of New Fairfield with the stipulations that they receive all the necessary approvals and permits for fire, health etc. Mark Lamanna seconded the motion.

Kevin VanVlack	Yes
Tomas Kavaliauskas	Yes
Jane Landers	Yes
Mark Lamanna	Yes
Joan Archer	Yes

- 2) **Accepting SP-23-003-Special Permit for 5 Hillside Drive –To Legalize An Accessory Apartment Under Section 3.1.2(K) Special Permit Accessory Apartments. Applicant Floyd Moore.**

Tomas Kavaliauskas made a motion to accept SP-23-003-Special Permit for 5 Hillside Drive –To Legalize An Accessory Apartment Under Section 3.1.2(K) Special Permit Accessory Apartments. Applicant Floyd Moore for Wednesday, April 12, 2023. Jane Landers seconded the motion.

Kevin VanVlack	Yes
Tomas Kavaliauskas	Yes
Jane Landers	Yes
Mark Lamanna	Yes
Joan Archer	Yes

- 3) **Accepting SP-23-004-Special Permit for 2 Meadow Ridge Drive – For Home Chiropractic Office Under Section 3.1.2(L) In-Home Major. Applicant Christina Ford.**

Tomas Kavaliauskas made a motion to accept SP-23-004-Special Permit for 2 Meadow Ridge Drive – For Home Chiropractic Office Under Section 3.1.2(L) In-Home Major. Applicant Christina Ford for Wednesday, April 12, 2023. Jane Landers seconded the motion.

Kevin VanVlack	Yes
Tomas Kavaliauskas	Yes
Jane Landers	Yes
Mark Lamanna	Yes
Joan Archer	Yes

Minutes

1) January 4, 2023, Special Meeting

Kevin VanVlack made a motion to accept the January 4, 2023, Zoning Commission Special Meeting Minutes as presented. Jane Landers seconded the motion.

Kevin VanVlack	Yes
Tomas Kavaliauskas	Yes
Jane Landers	Yes
Mark Lamanna	Yes
Joan Archer	abstain

2) February 1, 2023, Regular Meeting

Kevin VanVlack made a motion to accept the February 1, 2023, Zoning Commission Regular Meeting Minutes as presented. Jane Landers seconded the motion.

Kevin VanVlack	Yes
Tomas Kavaliauskas	Yes
Jane Landers	Yes
Mark Lamanna	Yes
Joan Archer	abstain

3) February 13, 2023, Special Meeting

Kevin VanVlack made a motion to accept the February 13, 2023, Zoning Commission Special Meeting Minutes as presented. Jane Landers seconded the motion.

Kevin VanVlack	Yes
Tomas Kavaliauskas	Yes
Jane Landers	Yes
Mark Lamanna	abstain
Joan Archer	abstain
Gary Mummert	Yes

Kevin VanVlack elevated Gary Mummert to a voting member.

Correspondence

None

Enforcement Actions

- 60 Sawmill Road
- 3 Westview Trails
- 2 Dunham Drive
- 2 Coolidge Street, 4 Coolidge Street, 7 Coolidge Street, & 9 Coolidge Street
- 11 Candle Hill Road
- 5 Hillside Drive
- 157 Pine Hill

Adjournment

Kevin VanVlack made a motion to adjourn the meeting at 8:01 pm. Jane Landers seconded the motion.
All in favor.

Enclosure



TOWN OF NEW FAIRFIELD
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
4 Brush Hill Road
New Fairfield, CT
06812-2619

TOWN ENGINEER
Antonio Iadarola, P.E.

January 31, 2023

Town of New Fairfield
Zoning Commission
4 Brush Hill Road
New Fairfield, CT 06812-2619

RE: Consolidated School Demolition, Special Permit Application
302 Ball Pond Rd.
New Fairfield, CT

Dear Chairman and Commission Members,

I have spent a considerable amount of time reviewing the application and associated documents for this application. In the last few months, I have been working with the design Engineer to deal with my review comments on the original set of drawings that were sent to me for this application. I have also contacted the School Maintenance Supervisor to get some additional clarification. Since then, the design team has revised the drawings to reflect my comments and concerns.

I have reviewed the following revised documents for this application after providing my original review comments: Zoning Application, dated 12/22/22, a project overall description, A Memorandum from Brian Phillips, P.E. revised 12/21/22, Partial Boundary Survey dated 4/21/20, Site Demolition plan, dated 12/27/22, Site Detail I, dated 12/27/22, Grading and Drainage Plan, dated 12/27/22, Drainage Details I, dated 12/27/22, Site Utility Plan, dated 12/27/22, Site Utility details, dated 12/27/22, Soil Erosion and Sediment Control Plan, dated 12/27/22, Soil Erosion and Sediment Control Details, dated 12/27/22, Planting Plan, dated 12/27/22, Planting Details, dated 12/27/22 all prepared by Langan Engineering & Environmental Services, INC.

In reviewing these documents, I found that the Engineer has addressed the following comments to my satisfaction.

Sheet C-220

1. Label limit for asphalt removal at the proposed gate on south side of existing rear driveway.

2. The existing sanitary pump station for the site is called to be removed. I really would like to keep this underground structure and the utilities going to it. I would have it pumped out and cleaned up and just cap the inlet pipe coming from the school that will be demolished. This station is located directly under the playground that exists and is to remain. Keeping it, limits the complete removal and reestablishment of that playground.

3. The existing well casing needs to be brought up to grade as per CT Health Code and all existing attachments to be modified to accommodate this.

4. Limits of disturbance and demolition are not well defined on the eastern side of building along parking lot that is to remain. I would keep the existing sidewalk along the entire length of that parking lot to the existing front entrances of the school. Coordinate this with sheet C-420 and L-120.

Sheet C-520

1. The domestic well is labeled as an Irrigation well. Based on discussions with BOE Maintenance Staff, this confirms the designation. Please make sure that the modification of this well meets all applicable codes.

2. There is a note way down on the lower left side of plan calls for removal of a tank. This will be missed since, I almost missed it, but it's not clear to what it applies. The tank which is to be removed should be shown on the plan and the note immediately next to it.

Sheet C-620

1. Remove the bubbled area around the existing playground which has the pump station under it.

2. Extend the slope stabilization on the north end all the way down to the limit of Asphalt removal limits.

Sheet L-120

1. The limits of the lawn area establishment needs to be tightened up around sidewalks to remain along existing parking lot and also coordinates with limits of asphalt demolition on south side.

1. The utility company may want to use existing pole no. 799 instead of installing a new pole for the new service for well pump house and existing feed for lights to remain. Please coordinate.
2. All proposed new feeds for existing lights should be done to avoid further pavement restoration.

General notes about demolition of building:

1. I want to make sure that all existing building systems, most importantly existing foundations, footings, slabs and other related items are completely removed so as not to impact future development of the site, should the Town decide to do that.
2. I'm also sure that you will be providing abatement drawings that shows the full limit of building abatement required in order to actually allow for the demolition of the building. The last thing we want to do is have all of this demolition debris go out as impacted debris because of improperly abating of existing environmental issues.

These comments have been addressed to my satisfaction and the Zoning Commission can deliberate the application knowing that my comments have been addressed.

If you have any questions or concerns, please contact me on my cell.

Sincerely,

Tony Iadarola

Antonio Iadarola, P.E.
Town Engineer

cc: First Selectman
Zoning Enforcement Officer
File