

**THE ZONING COMMISSION
Town of New Fairfield
New, Fairfield, CT 06812**

SPECIAL MEETING

MINUTES

Wednesday, January 5, 2022

7:30pm

Virtual meeting via Zoom

Present: John Moran (Chairman), Stephen Hanrahan, Tomas Kavaliauskas (Alternate), Jane Landers, Gary Mummert (Alternate) and Kevin Van Vlack. Town Officials Present: Zoning Enforcement Officer Evan White.

Quinton Flowers explained the rules and regulations for virtual meetings.

Call to Order: Chairman John Moran called the meeting to order at 7:31 pm. He noted that this meeting was considered a special meeting since the calendar of meetings was not posted with the Town Clerk 30 days in advance of this meeting. All other meetings on the calendar will be considered regular meetings. He noted that Gary Mummert will be elevated to a regular member for the purpose of this meeting.

Public Comment- None

Public Hearing

SP-21-023 & SP-21-024- Special Permit for 9 Dunham Drive

John Moran noted that both of these petitions for 9 Dunham Drive will need to be postponed until the February 2nd meeting since the applicants did not send the required certified letters to the surrounding property owners.

P-21-003-1- Petition for (One) year Moratorium for all retail cannabis establishments

John Moran noted that the Zoning Commission cannot act on this petition until it receives a referral from the Planning Commission. He expects that to be available soon.

SP-22-002-Special Permit for 19 Rock Ridge Court

Kevin Van Vlack made a motion to accept SP-22-002-Special Permit for 19 Rock Ridge Court for an accessory apartment under section Special Permit Uses 3.1.2 (K). Applicant Gary Mead for the meeting to be held on February 2, 2022. Steve Hanrahan seconded the motion.

Steve Hanrahan	yes
Jane Landers	yes
John Moran	yes
Gary Mummert	yes
Kevin Van Vlack	yes

Correspondence

John Moran noted that he received correspondence from a resident asking the Zoning Commission to consider a 20% grade change for driveways instead of the current 17% grade change. Many surrounding towns have a regulation of 15% grade change. There was a brief discussion of the optimal grade and it was decided to send a letter to the Fire Department and the Ambulance Dept. to get input as to whether or not their trucks can get up driveways that are that steep.

Minutes

Kevin Van Vlack made a motion to approve the minutes from the July 7, 2021 regular meeting as presented. Steve Hanrahan seconded the motion.

Steve Hanrahan	yes
Tomas Kavaliauskas	yes
Jane Landers	abstained
John Moran	yes
Gary Mummert	yes
Kevin Van Vlack	yes

Kevin Van Vlack made a motion to approve the minutes from the August 4, 2021 regular meeting as presented. Gary Mummert seconded the motion.

Steve Hanrahan	yes
Tomas Kavaliauskas	yes
Jane Landers	abstained
John Moran	yes
Gary Mummert	yes
Kevin Van Vlack	yes

Kevin Van Vlack made a motion to approve the minutes from the August 9, 2021 special meeting as presented. Tomas Kavaliauskas seconded the motion.

Steve Hanrahan	abstained
Tomas Kavaliauskas	yes
Jane Landers	abstained
John Moran	yes
Gary Mummert	yes
Kevin Van Vlack	yes

Kevin Van Vlack made a motion to approve the minutes from the September 1, 2021 regular meeting as presented. Tomas Kavaliauskas seconded the motion.

Steve Hanrahan	yes
Tomas Kavaliauskas	yes
Jane Landers	abstained
John Moran	yes
Gary Mummert	yes
Kevin Van Vlack	yes

Zoning Regulations Correspondence

Jane Landers spoke of an article that she read in the News Times regarding legislation that would allow the State to override local Zoning laws. She spoke of the process for town's to opt out of this with 2/3 vote. She encouraged fellow commission members to contact legislators and start the process for opting out. John Moran noted that ZEO Evan White will be meeting with Town Counsel on January 6, 2022 at 3:00pm to discuss this.

Enforcement Actions

14 Milltown Road
6 Darien Road
2 Pleasant View Road
2 Barn Brook Road
60 Saw Mill Road
11 Pickett Road
20 Cloverleaf Road
3 Westview Trail
12 Inglenock Road
1 Bogus Hill Road

ZEO Evan White noted that he has contacted Planmatrix and will receive a quote in a few weeks.

Adjournment

Kevin Van Vlack made a motion to adjourn the meeting at approximately 8:05 pm. Gary Mummert seconded the motion. **All in favor**

Received by email on 04/21/2022 @ 1:36 p.m.
By Tricia Quinn, Asst. Town Clerk, New Fairfield