

THE ZONING COMMISSION
Town of New Fairfield
New, Fairfield, CT 06812
SPECIAL MEETING WORKSHOP
MINUTES
Wednesday, February 9, 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, Selectman Khris Hall and Town Counsel Neil Marcus

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 and explained that the purpose of this workshop was to get legal consultation regarding Public Act No. 21-29 regarding potential changes to regulations. He asked Vice Chairman Kevin Van Vlack to chair the remainder of the meeting due to potential technical issues. Kevin Van Vlack did a role call of present members and announced that Gary Mummert has been elevated to a full member for the purpose of tonight's meeting.

Review and Discussion of Public Act No. 21-29 Zoning Enabling Act, Accessory Apartments, Training for certain land use officials, municipal affordable housing plans and a commission on Connecticut's development and future

Town Counsel Neil Marcus from Cohen and Wolf gave a brief overview of this act and how it will affect New Fairfield's Zoning Regulations. He spoke of Desegregate Connecticut and their desire for towns to have more affordable housing thus not prohibiting residents based on income. This Act prohibits towns from setting regulations for accessory apartments in order to allow for lower income residents to live in town. He noted that towns may opt out of certain sections of this Act but not the whole thing. There was a discussion of the process for opting out. Examples of specific sections that are allowed to be opted out would be parking regulations.

Mr. Marcus spoke of the 28 page act and reviewed it with the Zoning Commission members. Specific details of this act include prohibiting exorbitant fees for applications and the prohibiting of the size of lots. There was a discussion among the commission members regarding what is required in this act and what is suggested or permitted. They discussed the difference between "shall not prohibit" and "may not prohibit". The commission discussed how sewers could affect future building in town. It was noted that a plan for Affordable Housing must be submitted by the town. Selectman Khris Hall noted that New Fairfield is working with Westcog along with surrounding towns to get this done.

Commission members were encouraged to review and study the Act and to possibly have a meeting in the near future.

Adjournment

Steve Hanrahan made a motion to adjourn the meeting at approximately 9:16 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