

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

REGULAR MEETING

MINUTES

Wednesday, February 2, 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.

BOE Network Administrator Paul Gouveia explained the rules and regulations for virtual meetings.

Call to Order: Vice Chairman Kevin Van Vlack called the meeting to order at 7:34 pm. Tomas Kavaliauskas was elevated to a full member for the purpose of this meeting.

Public Comment- None

Public Hearing

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

Steve Hanrahan made a motion to continue the Public Hearing for SP-21-023 for 9 Dunham Drive (Units 19 & 20) and SP-21-024 for 9 Dunham Drive (Units 17 & 18) until the next regular meeting of March 2, 2022. Tomas Kavaliauskas seconded the motion.

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

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

Steve Hanrahan made a motion to approve Petition P-21-003-1 for a (One) Year Moratorium on all retail cannabis establishments and facilities in the Town of New Fairfield. Tomas Kavaliauskas seconded the motion.

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

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

Applicant Gary Mead spoke of his application for an Accessory Apartment at 19 Rock Ridge Court. He noted that he built an 800 square foot building on this property approximately 5 years ago. He would now like to build a 3500 home adjacent to this. This accessory apartment would not be available for rent but instead as a guest house. ZEO Evan White referred to the plans for this project and the rules and regulations required for this. He noted that the project meets all the regulations. It was noted that the owner will be the occupant of either the primary dwelling or the apartment. Under the regulations, the ZEO has the right to inspect the apartment every two years.

Steve Hanrahan made a motion to close the Public Hearing for Special Permit SP-22-002 for 19 Rock Ridge Court. Tomas Kavaliauskas seconded the motion.

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

Business Items

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

Steve Hanrahan made a motion to approve Petition P-21-003-1 for a (One) Year Moratorium on all retail cannabis establishments and facilities in the Town of New Fairfield. Tomas Kavaliauskas seconded the motion.

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

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

Steve Hanrahan made a motion to approve SP-22-002-Special Permit for 19 Rock Ridge Court provided that it meets all the Zoning regulations and receives the necessary permits from town departments for the new construction. Tomas Kavaliauskas seconded the motion.

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

SP-22-002-Special Permit for 85 Pine Hill Road

Steve Hanrahan made a motion to accept SP-22-002-Special Permit for 85 Pine Hill Road for an accessory apartment under section; Special Permit Uses 3.1.2 (K). Applicant Patrick J. Reilly for the March 3, 2022 meeting. Tomas Kavaliauskas seconded the motion.

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

SP-22-003-Special Permit for 2 Dunham Drive

Steve Hanrahan made a motion to accept SP 22 003 Special Permit for 2 Dunham Drive for General Auto Repair Shop (no body work/no welding) under section 4.3.2-Special Permit Uses (Light Industry District). Applicant William Francisco. Tomas Kavaliauskas seconded the motion.

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

Minutes- Tabled until the March 2022 meeting.

Correspondence

Kevin Van Vlack noted that the Commission received a letter from a resident that was illegible. This will be corrected and sent to the members for discussion at a future meeting.

Enforcement Actions

- 60 Saw Mill Road
- 2 Ellwell Road
- 6 Darian Road
- 6 Marlboro Road
- 27 Bogus Hill Road
- 2 Pleasant View Road
- 16 Lake Drive South
- 14 Milltown Road

ZEO Evan White spoke of the possibility of setting up a workshop with the Town Attorney to discuss the amendments to the Zoning Regulations for Affordable Housing and Accessory apartments.

Adjournment

Kevin Van Vlack made a motion to adjourn the meeting at approximately 7:58 pm. Tomas Kavaliauskas 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