

**THE ZONING COMMISSION**  
**Town of New Fairfield**  
**New, Fairfield, CT 06812**  
**REGULAR MEETING MINUTES**  
**DATE: April 12, 2023**  
**TIME: 7:30 pm**  
**Virtual Meeting Via Zoom**

**Call to Order**

John Moran called the meeting to order at 7:32 pm.

**Present**

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

**Public Comment**

None

**Public Hearing**

**1) 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.**

Floyd Moore stated that he would like to legalize his current accessory apartment. Evan White stated that the accessory apartment meets all RDA requirements. The house is at 5,749 square feet and the apartment is 1,264 square feet and is owner occupied. Mr. Moore is aware the he must reside in the main house or the accessory apartment. The egress, access from the main dwelling, access to the exterior, and the parking are up to code and will need approval from the Town Zoning Enforcement Officer. The application would need health department approval as well as the third stove and 210 line back to the breaker be removed. All letters from abutting properties have been sent and received. The approval would be for one accessory apartment. A second additional apartment would not be approved.

Tomas Kavaliauskas questioned the soil testing for capacity of the septic system and the B-100. Evan White explained the requirements.

Kevin VanVlack made a motion to close the public hearing for 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. Jane Landers seconded the motion.

John Moran	Yes
Kevin VanVlack	Yes
Jane Landers	Yes
Mark Lamanna	Yes
Joan Archer	Yes

**2) 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. – Application not opened and will be continued until May 3, 2023 meeting.**

**Business Items**

**1) Anita Brown, Chairman of the Housing Committee, Affordable Housing Survey Rollout**

Anita Brown, Chairman of the Housing Committee, introduced the Housing Committee members, explained the intent of the Housing Committee, and stated the goals for affordable housing in the Town of New Fairfield. A survey has been developed and delivered to all residents to help the committee provide solid information to planning and zoning that would include the feedback from the residents as well as the results of the survey.

Jane Landers stated that she felt that the questions on the survey needed to be more open-ended questions. She felt that the questions were leading questions. Anita Brown stated that she will take that feedback back to the committee and consider for future surveys.

**2) 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.**

Kevin VanVlack made a motion to approve 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 with the stipulations that the third stove be removed, and the 210 line that runs back to the breaker, and that they receive all the necessary approvals and permits for fire, health etc. Jane Landers seconded the motion.

John Moran	Yes
Kevin VanVlack	Yes
Jane Landers	Yes
Mark Lamanna	Yes
Joan Archer	Yes

**3) 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. Application not opened and will be continued until May 3, 2023 meeting.**

**3) Accepting - SP-23-005-Special Permit for 41 Ridge Road - To Create Park Area With A Playset Allowing Room For Up To 4 Cars To Park On Ground Surface Under Section 3.1.2(A) Special Permit Uses. Applicant Guy Minoli.**

Kevin VanVlack made a motion to accept SP-23-005-Special Permit for 41 Ridge Road - To Create Parking Area With A Playset Allowing Room For Up To 4 Cars To Park On Ground Surface Under Section 3.1.2(A) Special Permit Uses. Applicant Guy Minoli for the May 3, 2023 meeting. Jane Landers seconded the motion.

John Moran	Yes
Kevin VanVlack	Yes
Jane Landers	Yes
Mark Lamanna	Yes
Joan Archer	Yes

**4) Accepting- SP-23-007- Special Permit for 12 Renda Street-Construct a New 16’x 22’ Treatment Facility-Under Section 3.1.2(A) Public Utilities & Buildings. Applicant-Aquarian Water Co.**

Kevin VanVlack made a motion to accept SP-23-007- Special Permit for 12 Renda Street-Construct a New 16'x 22' Treatment Facility-Under Section 3.1.2(A) Public Utilities & Buildings. Applicant-Aquarian Water Co. Jane Landers seconded the motion.

John Moran	Yes
Kevin VanVlack	Yes
Jane Landers	Yes
Mark Lamanna	Yes
Joan Archer	Yes

**5) SI-23-006-Site Plan for 4 Dunham Drive Unit 1 – To Build Out For 3 Golf Simulators On Upper Level, Business Hours 8am-9pm, 1 Employee, Signage to Color, B/W Approved Approximately 1460 square feet Under Section 4.3 Light Industrial District (LI). Applicant Louis Yorio.**

Louis Yorio stated that he is wanting to put in three golf simulators. Evan White requested that all necessary approvals and permits be received. Parking and signage have been approved.

Kevin VanVlack made a motion to approve SI-23-006-Site Plan for 4 Dunham Drive Unit 1 – To Build Out For 3 Golf Simulators On Upper Level, Business Hours 8am-9pm, 1 Employee, Signage to Color, B/W Approved Approximately 1460 square feet Under Section 4.3 Light Industrial District (LI). Applicant Louis Yorio with the stipulations that they receive all the necessary approvals and permits for fire, health etc. Jane Landers seconded the motion.

John Moran	Yes
Kevin VanVlack	Yes
Jane Landers	Yes
Mark Lamanna	Yes
Joan Archer	Yes

**6) SI-23-008-Site Plan for 28 State Route 39-To Fit Out a Barber Shop & Children Barber Shop; Consisting of 12 Chairs, 12 Employees Approx. 1,800 sq ft. Section 4.1.1-Business/Commercial-Use(s) or Building(s) Permitted As of Right. Applicant-Gregory Corbett.**

Gregory Corbett stated that he would like to open a barbershop with regular haircuts, hot shaves, and scalp micropigmentation. Evan White requested that all necessary approvals and permits be received. He stated that the parking is compliant and stated that for any signage that permit would need to be filled and approval received.

Kevin VanVlack made a motion to approve SI-23-008-Site Plan for 28 State Route 39-To Fit Out a Barber Shop & Children Barber Shop; Consisting of 12 Chairs, 12 Employees Approx. 1,800 sq ft. Section 4.1.1-Business/Commercial-Use(s) or Building(s) Permitted As of Right. Applicant-Gregory Corbett with the stipulations that they receive all the necessary approvals and permits for fire, health etc. and any signage would need to be approved by the Town Zoning Enforcement Officer. Jane Landers seconded the motion.

John Moran	Yes
Kevin VanVlack	Yes
Jane Landers	Yes
Mark Lamanna	Yes
Joan Archer	Yes

**Minutes**

**1) March 1, 2023 - Regular Meeting**

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

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

**2) March 6, 2023 - Special Meeting**

Kevin VanVlack made a motion to accept the March 6, 2023, Zoning Commission Special Meeting Minutes as presented. Jane Landers seconded the motion.

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

**Additional Items**

John Moran stated that the judge over the current litigation issue would like to meet with both parties to see if the case can be settled before moving forward. Before meeting with the judge John Moran will reach out to each board member individually.

Evan White stated that he reached out to Neil Marcus to go over the draft of the contract with the Miller Group and is waiting to hear back.

John Moran stated that the he approved and sent out the Sage Halloran invoice.

Keep a personal record of any educational seminars/classes attended that are for the required hours for the year.

John Moran asked about continuing with Zoom meetings. The consensus was that Zoom is working unless there is a specific need for in-person.

**Correspondence**

None

**Enforcement Actions**

- 60 Sawmill Road
- 3 Westview Trails
- 2 Dunham Drive
- 11 Candle Hill Road
- 323 State Route 37
- 20 Cloverleaf

**Adjournment**

Kevin VanVlack made a motion to adjourn the meeting at 8:35 pm. Jane Landers seconded the motion.  
**All in favor.**

Received by email on 04/18/2023 @ 8:30 a.m.  
by Chrystie M. Bontempo, Asst. Town Clerk, New Fairfield