

**THE ZONING COMMISSION**  
**Town of New Fairfield**  
**New, Fairfield, CT 06812**  
**SPECIAL MEETING MINUTES**  
**DATE: September 22, 2021**  
**TIME: 7:30 pm**  
**Virtual Meeting Via Zoom**

**Call to Order**

John Moran called the meeting to order at 7:30 pm.

**Present**

John Moran, Kevin VanVlack, Anita Brown, Tomas Kavaliauskas and Town Official Zoning Enforcement Officer, Evan White.

Tomas Kavaliauskas was elevated to a voting member.

**Public Comment**

Monika Thiel, 66 Gillotti Road, on behalf of her father, Klaus Thiel who lives at 68 Gillotti Road. She saw the site plan for the new high school that borders 68 Gillotti Road. Her father contests the lay out due to the lack of a buffer zone, no plantings, and a chain link fence. Her father has sent a letter. She wanted it noted that a crosswalk is on the plan and has issues with sidewalks being added. She stated that there are not a lot of children crossing at this location. John Moran asked if Monica Thiel or her father had been in the public hearings that were previously held. She stated that she was not aware of any public hearings. John Moran stated that there were numerous meetings with the dates and times being posted. John Moran stated that the buffer concerns will be addressed.

**Public Hearing**

- 1) **SP-21-008-Special Permit for 31 Madeline Drive regrading and re-sloping of building lot prior to obtaining building and zoning permits-Section 6.44. Applicant Asim Alimi.**  
Per John Moran all the information has not been received so this will be carried over to the next meeting.
  
- 2) **SP-21-011-Special Permit for 1 Brush Hill Road for demolishing hardware store, replace pavements, lighting, landscaping, and additional site improvements under section 4.1.2 Special Permit Uses or Buildings (A&B). Applicant-SLR Consulting Inc.**

Ted Hart, SLR International Professional Engineer, shared the plans for a change in the layout of the parking, updates to the storm drainage, stormwater treatment concerns, and runoff. The hardware store has been removed. A new roof drainage system will be installed. Ted Hart went over the drainage system and how it would function. The amount of impervious coverage has been reduced by about 9000 feet which has helped with the amount of runoff at the site. There will be pervious pavers for the sidewalks in the front of the building and coming around the backside. 107 parking spaces were added. The requirement was 103 parking spaces. LED lights will be installed. Evan White stated that the design standards and configuration of the parking lot

meets the standards and requirements. Evan White stated that the conditions of approval are: a final written plan for the contaminated soils, a final proof plan including all documents, and proposals for the encroachments of the state land, applicant must provide all documentation and approvals on the drainage system, if there are 10 or more continuous parking spaces that the parking spaces be broken up with an island or appropriate design for stormwater management, submit a bond or line of credit for the final numbers, and with the stipulation that they receive all the necessary approvals and permits for fire, health etc.. Antonio Iadarola, the town engineer, stated that all issues have been addressed and that the current design is appropriately planned for the use of the shopping center as well as the look and function that will be pleasing to the town. Antonio Iadarola went over the plan and stated that the plans meet the requirements and regulations. Antonio Iadarola suggested that during site development and construction that there may be minor adjustments needed and that if they are minor then those can be approved in the field and would like that language in the conditions of approval. Once he has the total value of the bond then he will communicate this to Ted Hart and bring it back to the Zoning Commission. John Moran questioned the time and money that is involved and requested that Evan White be involved in any changes and decision making. Anita Brown questioned the overhang and the pavers. Ted Hart stated that there not be any changes to the overhang and that the pavers are modular block pavers that allow for drainage that can be easily replaced. The postal boxes will be moved to backside of the site. Anita Brown questioned the width of the road. Ted Hart stated the width is 24 feet which is the standard width for two-way traffic and that the one-way roads are clearly marked.

Kevin VanVlack made a motion to close Public Hearing for SP-21-011-Special Permit for 1 Brush Hill Road for demolishing hardware store, replace pavements, lighting, landscaping, and additional site improvements under section 4.1.2 Special Permit Uses or Buildings (A&B). Applicant-SLR Consulting Inc. The conditions of approval are: a final written plan for the contaminated soils, a final approval plan including all documents, and proposals for the encroachments of the state land, applicant must provide all documentation and approvals on the drainage system, the final approval on landscaping in the front of the building, if there are 10 or more continuous parking spaces that the parking spaces be broken up with an island or appropriate design for stormwater management, submit a bond is secured in full prior to any work getting done, the town engineer has the latitude to do minor tweaks in the field as required, the ZEO be allowed to do spot inspections as needed, the ZEO can bring in the town engineer for any additional inspections, and with the stipulation that they receive all the necessary approvals and permits for fire, sanitation, health etc.. Anita Brown seconded the motion.

John Moran	Yes
Kevin VanVlack	Yes
Anita Brown	Yes
Tomas Kavaliauskas	Yes

**Business Items**

- 1) SP-21-008-Special Permit for 31 Madeline Drive regrading and re-sloping of building lot prior to obtaining building and zoning permits-Section 6.44. Applicant Asim Alimi.** Per John Moran all the information has not been received so this will be carried over to the next meeting.

**2) SP-21-011-Special Permit for 1 Brush Hill Road for demolishing hardware store, replace pavements, lighting, landscaping, and additional site improvements under section 4.1.2 Special Permit Uses or Buildings (A&B). Applicant-SLR Consulting Inc.**

Kevin VanVlack made a motion to approve SP-21-011-Special Permit for 1 Brush Hill Road for demolishing hardware store, replace pavements, lighting, landscaping, and additional site improvements under section 4.1.2 Special Permit Uses or Buildings (A&B). Applicant-SLR Consulting Inc. The conditions of approval are: a final written plan for the contaminated soils, a final approval plan including all documents, and proposals for the encroachments of the state land, applicant must provide all documentation and approvals on the drainage system, the final approval on landscaping in the front of the building, if there are 10 or more continuous parking spaces that the parking spaces be broken up with an island or appropriate design for stormwater management, submit a bond is secured in full prior to any work getting done, the town engineer has the latitude to do minor tweaks in the field as required, the ZEO be allowed to do spot inspections as needed, the ZEO can bring in the town engineer for any additional inspections, and with the stipulation that they receive all the necessary approvals and permits for fire, sanitation, health etc... Tomas Kavaliauskas seconded the motion.

John Moran	Yes
Kevin VanVlack	Yes
Anita Brown	Yes
Tomas Kavaliauskas	Yes

**Correspondence**

None

**Adjournment**

Kevin VanVlack made a motion to adjourn the meeting at 8:28 pm. Anita Brown seconded the motion. All in favor.

Received by email on 05/26/2023 @ 9:58 a.m.  
by Chrystie M. Bontempo, Asst. Town Clerk, New Fairfield