

THE ZONING COMMISSION
Town of New Fairfield
New, Fairfield, CT 06812
SPECIAL MEETING WORKSHOP MINUTES
DATE: August 26, 2021
TIME: 7:30 pm
Virtual Meeting Via Zoom

Call to Order

John Moran called the meeting to order at 7:37 pm.

Present

Kevin VanVlack, Anita Brown, Tomas Kavaliauskas, Stephen Hanrahan, Gary Mummert and Town Official Zoning Enforcement Officer, Evan White.

Kevin VanVlack elevated Gary Mummert and Tomas Kavaliauskas to voting members.

Business Items

1) Workshop & Discussion of Regulation Updates & Bidding on Consulting Firms Hired for Regulation Updates

Evan White stated that there are currently three options and would like to have at least five options. He would like to have an initial meeting with each firm and is looking for volunteers from the board to be at the meetings. Kevin VanVlack and Tomas Kavaliauskas volunteered to be in on the preliminary discussions with each company.

A discussion was held on the regulations, the interpretation of regulations, and clarification needed in future regulations. There are portions of the regulations that need significant updates that should include variables and changes needed since the last regulations were done.

- A firm that has experience in this area will be needed
- What is the portfolio that you have used
 - Water front town experience
- A presentation of their knowledge in the areas
- Areas of concern will be given to the applicants so the firm can bring ideas to address in their presentation
- Flexibility will be needed – not to jeopardize what needs to be accomplished
- Lake community sites and the different needs for these should be taken into consideration
- The grammar of regulations needs to be addressed
- Short term rentals and Airbnb's needs to be addressed
- Recommendations would be needed for what is currently in place and not be so generic that there is a broad interpretation

Kevin VanVlack read an email from David Bevan, 16 Fox Run. The letter stated that they have researched the impervious surface and the percentages. The current regulations would make it so that they would have to rip up their driveway and an increase in cost. The letter referred to other

towns that the stormwater mitigation is for new structures and not existing structures. The letter shows the burden the current regulations can put on homeowners. A discussion was held on the current regulations and changes that could be made in the new regulations as it pertains to new construction and not having to take into consideration existing structures.

Correspondence

None

Adjournment

Gary Mummert made a motion to adjourn the meeting at 8:52 pm. Tomas Kavaliauskas seconded the motion. All in favor.

Received by email on 05/26/2023 @ 9:59 a.m.
by Chrystie M. Bontempo, Asst. Town Clerk, New Fairfield