

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

Call to Order

John Moran called the meeting to order at 7:34 pm.

Present

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

John Moran requested that the Zoning Commission move into Executive Session at the end of this meeting to discuss the current pending litigation.

John Moran elevated Tomas Kavaliauskas to a voting member.

Public Comment - none

Public Hearing - none

Business Items

1) SP-23-008-Special Permit for 2 & 4 Biggs Avenue – For construction of a new 16’x22’- Under Section 3.1.2(A) Public Utilities & Buildings treatment facility. Applicant – Aquarion Water Company

Michael Hiltz, Professional Engineer, Manager in the Engineering Department at Aquarion Water Company. stated that is for treatment for pfos and pfoa removal from drinking water at the Biggs Avenue site. Zachary Kugler, Snyder Civil, went over the plans for the additions and changes to the site.

John Moran made a motion to accept SP-23-008-Special Permit for 2 & 4 Biggs Avenue – For construction of a new 16’x22’- Under Section 3.1.2(A) Public Utilities & Buildings treatment facility. Applicant – Aquarion Water Company. Jane Landers seconded the motion.

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| John Moran | Yes |
| Tomas Kavaliauskas | Yes |
| Jane Landers | Yes |
| Mark Lamanna | Yes |
| Joan Archer | Yes |

2) Discussion of Extension of Moratorium of Retail sales of Cannabis in the Town of New Fairfield

John Moran stated that the moratorium will expire soon and that he feels that it should be extended. Jane Landers questioned the timing and if the extension is in the right timeframe. Jane Landers questioned the need for a public hearing. John Moran stated that the question is whether the town wants to let the moratorium expire and then someone could come in and open a cannabis shop or if the moratorium should be extended. Joan Archer wants to extend the moratorium and see what other towns are doing, and after the regulations are revised. This has been continued until the next Zoning Commission meeting for a public hearing.

3) SI-23-009-Site Plan for 74 Route 37 – For an ice cream and coffee shop. Under Section 4.1.1 Business Commercial – Uses or Buildings Permitted as of Right. Applicant – Miguel A. Pereira.

Miguel Pereira proposed a new business that would be an ice cream parlor and café. He went over the items that would be available on the menu. Evan White stated that all permits have been signed off. Parking is sufficient.

John Moran made a motion to approve SI-23-009-Site Plan for 74 Route 37 – For an ice cream and coffee shop. Under Section 4.1.1 Business Commercial – Uses or Buildings Permitted as of Right. Applicant – Miguel A. Pereira with the stipulation that any additional work to be done that all proper permits be pulled and that they receive all the necessary approvals and permits for fire, health etc. and that all signage will have to be approved by the Zoning Enforcement Officer. Jane Landers seconded the motion.

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| John Moran | Yes |
| Tomas Kavaliauskas | Yes |
| Jane Landers | Yes |
| Mark Lamanna | Yes |
| Joan Archer | Yes |

Minutes

1) May 3, 2023 - Regular Meeting

Jane Landers made a motion to accept the May 3, 2023, Zoning Commission Regular Meeting Minutes as presented. Tomas Kavaliauskas seconded the motion.

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| John Moran | Yes |
| Gary Mummert | Yes |
| Jane Landers | Yes |
| Mark Lamanna | Yes |

Correspondence - none

Enforcement Actions

60 Sawmill Road
2 Dunham Drive
323 State Route 37
20 Cloverleaf
1 Bogus Hill
34 Southview
17 Southview
15 Pondfield

Additional Items

John Moran moved the meeting into Executive Session to talk about the pending litigation.
John Moran closed the Executive Session at 8:11 pm.

Adjournment

Jane Landers made a motion to adjourn the meeting at 8:20 pm. Mark Lamanna seconded the motion. **All in favor.**

Received by email on 6/14/2023 @ 9:08 a.m
By Tricia Quinn, Asst. Town Clerk, New Fairfield.

