THE ZONING COMMISSION
Town of New Fairfield
New, Fairfield, CT 06812
REGULAR MEETING MINUTES - AMENDED
DATE: August 2, 2023
TIME: 7:30 pm
Virtual Meeting Via Zoom

Call to Order
John Moran called the meeting to order at 7:33 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.

John Moran stated that Gary Mummert has resigned as an alternate, effective immediately.

John Moran elevated Tomas Kavaliauskas to a voting member.
Tomas Kavaliauskas was moved back to an alternate upon arrival of Mark Lamanna.

Public Comment
Claudia Thiel, 68 Gillotti Road, raised a concern about Gillotti Road and the crosswalk from East Lake Road to Gillotti Road. She is concerned about who is going to maintain and the liability for the crosswalk. She stated that Gillotti Road and all the roads going to Gillotti Road are unsafe. She stated that a crosswalk is not going to make the road safer. She stated that doing something active to reduce the speed on that road would be the only option to make the road safer. She stated that the children that are walking on that road have the option to ride the bus and that that is a safer option for children that are currently walking on that road.

John Moran advised her to listen to last month's meeting. He stated that the crosswalk is for the children on that street to cross the street. It would be a flashing light to slow down the traffic. The school will not receive a CO without putting a crosswalk in. The town engineer is the one that suggested the crosswalk. It will be similar to the crosswalk on Ball Pond.

Monica Thiel reiterated the concerns raised by Claudia Thiel. She stated that any of the roads that the kids are walking on to get to the crosswalk are unsafe. She stated that the students that are choosing to walk to school on unsafe schools when there are busses that they can safely get to school on need to take the bus and not walk on the unsafe roads. Monica Thiel questioned the date of the approval of the crosswalk. She stated that she went over meeting minutes from May 5, 2021 to present and could not find any approval of the minutes. John Moran stated he will find the approval of the crosswalk and get the information to Monica Thiel.

Public Hearing
1) **SP-23-014-Special Permit for 9 Pettit St– For renovations and additions due to the corner lot frontage regulation as well as the overly shallow lot. Under Section 1.5.9 – Corner lots – item (C) – Reduction request of 1 of 2 frontages for a corner lot. Applicant Robert Kordas.**

Robert Kordas deferred to Glenn Smith on the explanation of the project. Glenn Smith, architect, and structural engineer for the project, stated that the both lots have been in the owner's family since the early 1950's. The house is being updated for the first time since it was built. A kitchen will be put on the left

side of the house, finish the second floor, add a wraparound porch, increase the curb appeal, and a detached garage. Mrs. Schaefer, the owner, wants to merge the lots as a condition of receiving tonight's special permit. The lots are a quarter acre and will combine to make a half-acre lot. The initial foray into this matter took them before the ZBA where the chairman was opposed to any expansion of a non-conformity and that the project as they proposed is a non-starter in his opinion. After digging into the zoning regulations and meeting with Evan Smith, the Town Official Zoning Enforcement Officer, who pointed out Section 1.5.9(G) which allows the Zoning Commission to reduce one of the front yard requirements of a corner lot by special permit. The reduction requested is on the westside of the property from 23.1 feet to 15.9 feet from the line. Kevin VanVlack questioned the existing driveway. Glenn Smith stated that there will only be one driveway. It will be the existing curb cut and curve over to the three-car garage. The project will be under the 10% impervious. Mark Lamanna requested clarification on where the special permit is being requested. Glenn Smith stated that the second set of stairs will be roughly 12 feet from the property line and this is where and why the special permit is needed. Tomas Kavaliauskas questioned the plans if the porch was not approved and that the house is currently close to the road. He stated that the design will dress up the house. Glenn Smith stated that the square footage will be in the low 2000 once complete. Jane Landers questioned if the house would be dangerously close to the road. Tomas Kavaliauskas stated that is not what he was stating, he was just saying that the existing home is close to the road. Kevin VanVlack stated that the staircase has always been there. Glenn Smith shared pictures and explained the proposed plan for the stairs. Glenn Smith stated that 12 feet is needed to complete the stairs.

Mark Lamanna made a motion to close the public hearing for SP-23-014-Special Permit for 9 Pettit St– For renovations and additions due to the corner lot frontage regulation as well as the overly shallow lot. Under Section 1.5.9 – Corner lots – item (C) – Reduction request of 1 of 2 frontages for a corner lot. Applicant Robert Kordas. Kevin VanVlack seconded the motion.

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

Business Items

1) **Anita Brown - update Zoning with a brief annual report, and provide survey results along with housing information that was shared at the HOC forum.**

Anita Brown (chairperson) and Jocelyn Ayer (technical assistant - who has worked with 15 other towns with housing plans) went over the HOC Annual Report and survey results (see enclosure).

2) **Approval of SP-23-014-Special Permit for 9 Pettit St– For renovations and additions due to the corner lot frontage regulation as well as the overly shallow lot. Under Section 1.5.9 – Corner lots – item (C) – Reduction request of 1 of 2 frontages for a corner lot. Applicant Robert Kordas.**

Kevin VanVlack made a motion to approve SP-23-014-Special Permit for 9 Pettit St– For renovations and additions due to the corner lot frontage regulation as well as the overly shallow lot. Under Section 1.5.9 – Corner lots – item (C) – Reduction request of 1 of 2 frontages for a corner lot. Applicant Robert Kordas. The westside frontage would be reduced to 12 feet. Jane Landers seconded the motion.

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

3) **Approval of Final Release of Original Bond, New Fairfield Medical LLC, 130 Route 37. Applicant New Fairfield Medical LLC.**

Kevin VanVlack made a motion to approve Final Release of Original Bond, New Fairfield Medical LLC, 130 Route 37. Applicant New Fairfield Medical LLC. Jane Landers seconded the motion.

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

4) **Accepting of SP-23-016-Special Permit for 323 State Route 37 – To legalize an accessory apartment under Section 3.1.2(K)-Special Permit Accessory Apartment. Applicant Thomas Terminelle.**

Kevin VanVlack made a motion to accept SP-23-016-Special Permit for 323 State Route 37 – To legalize an accessory apartment under Section 3.1.2(K)-Special Permit Accessory Apartment. Applicant Thomas Terminelle. Jane Landers seconded the motion.

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

5) **Approval of SI-23-017-Site Plan for 7 Dunham Drive Unit 20S – To build out for an office for transportation management under Section 4.3 Light Industrial District (LI). Applicant USA Car Transport LLC.**

Max Dos Santos, resides in Brookfield, stated that he is looking to open an office at 7 Dunham Drive Unit 20S for transportation management. The office space will be 1002 square feet. Evan White stated that all requirements needed have been met.

Kevin VanVlack made a motion to approve SI-23-017-Site Plan for 7 Dunham Drive Unit 20S – To build out for an office for transportation management under Section 4.3 Light Industrial District (LI). Applicant USA Car Transport LLC with the stipulation that that they receive all the necessary approvals and permits for fire, health etc. prior to business commencing. Jane Landers seconded the motion.

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

Minutes

1) **July 5, 2023 – Regular Meeting**

Jane Landers made a motion to approve the July 5, 2023, Zoning Commission Regular Meeting Minutes as presented. Kevin VanVlack seconded the motion.

John Moran	Yes
Kevin VanVlack	Yes
Jane Landers	Yes

Mark Lamanna	Yes
Joan Archer	Abstain
Tomas Kavaliauskas	Yes

1) June 7, 2023 - Regular Meeting

Jane Landers made a motion to approve the June 7, 2023, Zoning Commission Regular Meeting Minutes as presented. Mark Lamanna seconded the motion.

John Moran	Yes
Kevin VanVlack	Abstain
Jane Landers	Yes
Mark Lamanna	Yes
Joan Archer	Yes
Tomas Kavaliauskas	Yes

Correspondence

None

Enforcement Actions

2 Dunham Drive
20 Cloverleaf
12 Inglenook Road
297 Route 39
11 Orehill Road
6A Saw Mill Drive
11 Candle Hill Road

Additional Items

John Moran stated that on August 3, 2023 at 10:00 am at the Hartford Superior Court , 95 Washington Street in Hartford, there will be oral in-person arguments. John Moran is going to go and invited board members to attend if they want but it is not required.

Adjournment

Jane Landers made a motion to adjourn the meeting at 8:51 pm. Kevin VanVlack seconded the motion. **All in favor.**

Enclosure

Zoning HOC Annual Rpt 8_2023

Received by email on 09/14/2023 @ 10:19 a.m.
by Chrystie M. Bontempo, Asst. Town Clerk, New Fairfield

Salisbury, CT

Kent, CT

- 10-minute video
- Shows affordable housing in Norfolk, Salisbury, Cornwall, Kent, and Washington.
- Interviews volunteers
- Answers FAQs on who pays for it and who lives there
- Visit: www.cthousingopportunity.org to view it

CAN SMALL TOWNS WITH NO PUBLIC WATER/SEWER PROVIDE AFFORDABLE HOUSING OPTIONS FOR RESIDENTS?

- Yes!
- Example: Cornwall, CT (pop. 1,362)
- Has 33 total units of affordable housing
  - Bonney Brook (10 units)
  - Kugeman Village (18 units)
  - Single family affordable homeownership
- Developed by non-profit Cornwall Housing Corp.
  - www.cornwallhousingcorporation.com

WHAT DO RESIDENTS SAY ABOUT HOUSING NEEDS?

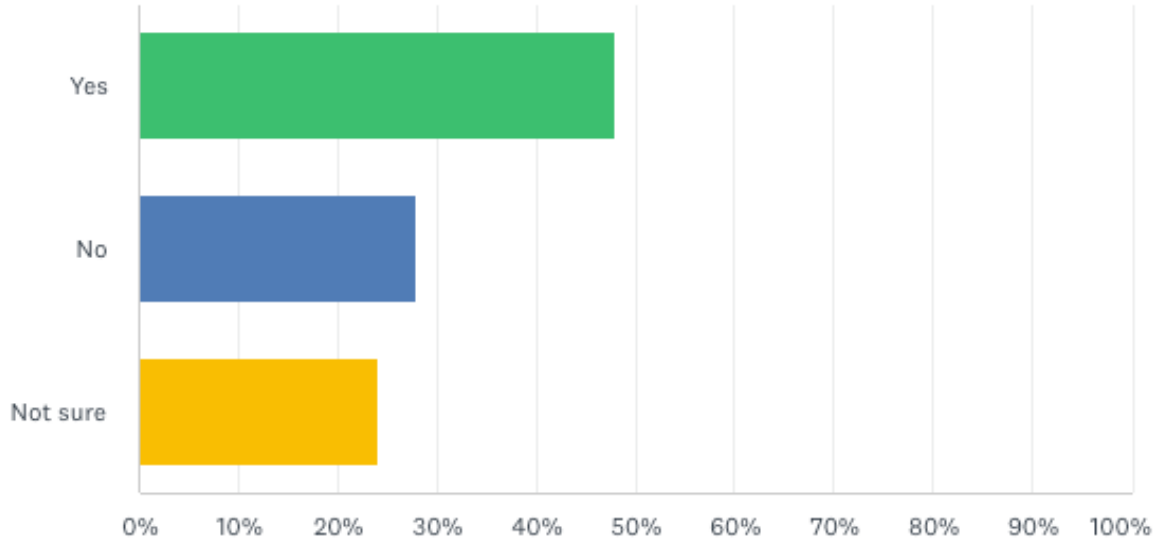
SURVEY RESULTS

Resident Housing Needs Survey

- **48%** anticipate that they, their children, or their parents **will have to move out of New Fairfield** to find the housing they need.
- **57%** think the town needs options that allow older adults to **"downsize"**
- **46%** think the town needs housing options that are **affordable to entry level teachers** and other workers who provide essential services.
- **37%** think the town needs **rental housing options for seniors.**
- **36%** think town needs **rental housing options young families and young adults can afford.**

Do you anticipate that at some point, you or your parents or children might have to move out of New Fairfield to find the housing you/they need?

Answered: 362 Skipped: 4



WHAT DO RESIDENTS SAY

SAMPLE OF COMMENTS RECEIVED TO DATE

Our son and his fiancé would like to rent in town. Our small lake home does not have room for an in-law setup. But reasonably-priced apt. options are very, very limited.

I would like to see the Town try to attract housing options for seniors like those similar to those recently built in Brookfield and Bethel.

My daughter and her family tried to move here a few years ago but there were ZERO houses in her price range on the market!

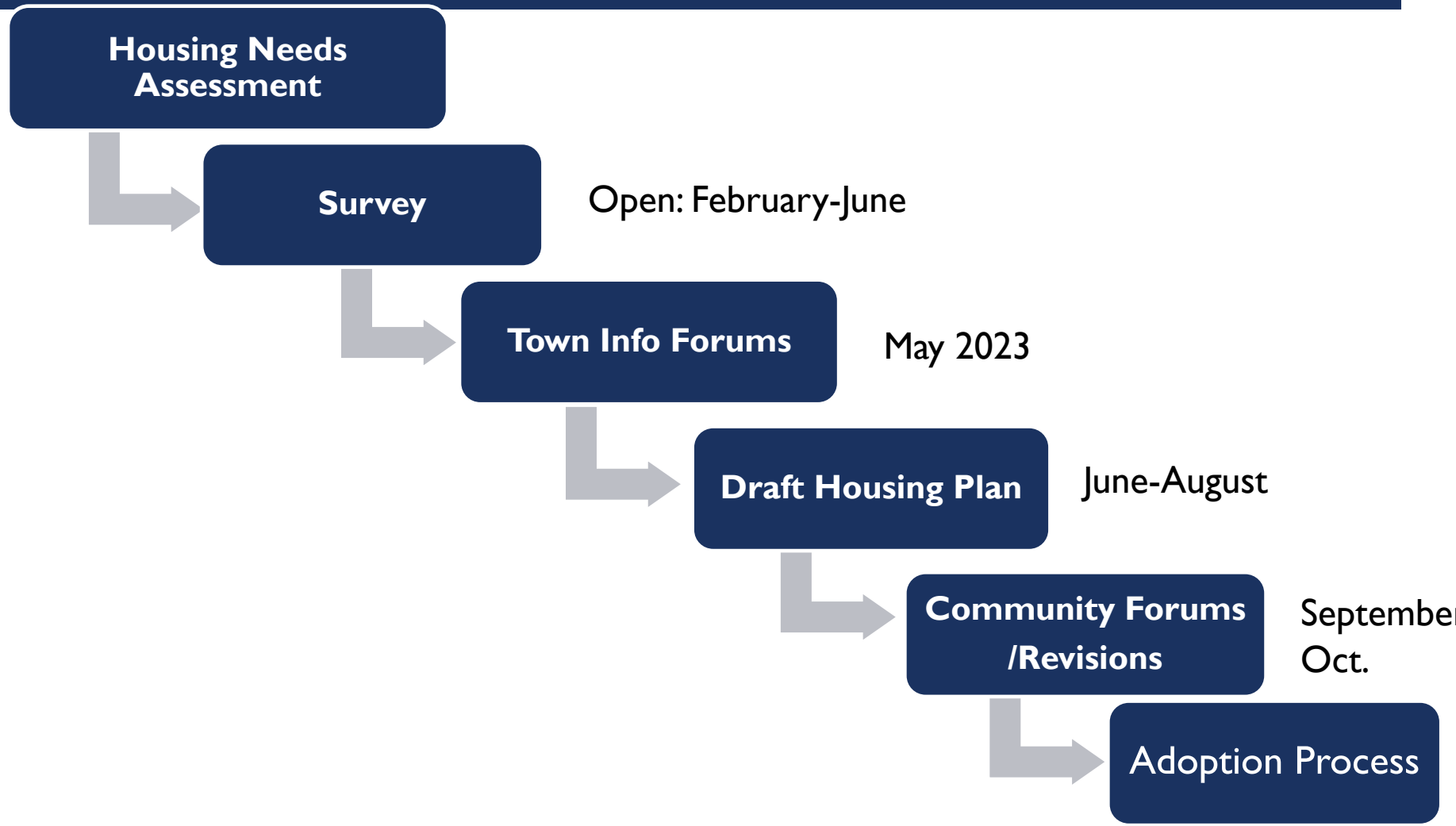
Family members that have lived and raised their families in New Fairfield since the 50s are moving to other towns dues to housing options. These family members helped build a lot of the roads, volunteered at the fire house and can no longer afford the taxes on their houses. I am also looking into moving to another town due to housing issues

New Fairfield needs more diversity. I thought the Consolidated School property should be repurposed for affordable housing. Location is ideal.

Multi-family and apartments zoned around the town center would help to make it a more vibrant area.

NEXT STEPS IN HOUSING PLAN PROCESS

- Plan to hold **more community forums to get feedback on DRAFT Housing Plan** prior to presenting the Housing Plan for adoption.
- Monthly Housing Plan Steering Committee meetings are **open to the public**.



Sneak Peek

GOALS IN CURRENT DRAFT PLAN

To create **20 housing units over the next 5 years** that would be dedicated to remaining affordable to the 1,405 households in New Fairfield earning under 80% of the area median income.

- GOAL 1: Support the **New Fairfield Housing Trust**
- GOAL 2: Support affordable **first-time homebuyer options**
- GOAL 3: Allow the development of smaller sized homes that could be **"downsizing" options** for older adults.
- GOAL 4: Increase awareness about the housing opportunity that **accessory apartments** can create.
- GOAL 5: Continue to **raise awareness** about housing needs and solutions
- GOAL 6: Make sure the housing plan strategies are implemented over the next 5 years