

**THE ZONING COMMISSION**  
**Town of New Fairfield**  
**New, Fairfield, CT 06812**  
**REGULAR MEETING AGENDA**

**DATE: November 1, 2023**

**TIME: 7:30 pm**

**Location for: ZOOM LINK - <https://zoom.us/j/95046153839>**

**Call to Order**

**Public Comment**

**Public Hearing**

- 1) SP-23-019 – Special Permit for 180 State Route 39 – To Tear Down And Rebuild The Park And Recreation Beach House Building Under Section 3.1.2(A) - Special Permit Uses. Applicant Town of New Fairfield.
- 2) SP-23-020 – Special Permit for 13 Candlewood Road – For Excavation Work And Earth Removal Within 300 ft of the 440 Line Under Section 6.4 - Excavation, Removal, Filling, And Grading of Earth Material. Applicant Connor Roscoe.

**Business Items**

- 1) Approval of SP-23-019 – Special Permit for 180 State Route 39 – To Tear Down And Rebuild The Park And Recreation Beach House Building Under Section 3.1.2(A) - Special Permit Uses. Applicant Town of New Fairfield.
- 2) Approval of SP-23-020 – Special Permit for 13 Candlewood Road – For Excavation Work And Earth Removal Within 300 ft of the 440 Line Under Section 6.4 - Excavation, Removal, Filling, And Grading of Earth Material. Applicant Connor Roscoe.
- 3) Approval of the change of date of the October 2, 2024 Regular Meeting to October 9, 2024.
- 4) Acceptance of SP-23-021 – Special Permit for 43 Sylvan Road – To Build A 30' x 20' Footing And Foundation To Create A Parking Structure And Parking To Allow For The Parking of Vehicles Under Section 6.4 Excavation, Removal, Filling, And Grading Of Earth Material. Applicant Laurent Xatart.

**Minutes**

- 1) September 28, 2023 Special Meeting
- 2) October 4, 2023 Regular Meeting
- 3) October 17, 2023 Special Meeting

**Correspondence**

Zoning Commission Special Meeting with Brian Miller on November 15, 2023 at 7:30 pm via Zoom (see agenda for the link).

Part 2 of the Planning Commission POCD meeting Monday, November 27, 2023 at 7:00 pm at the Community Room at 33 State Route 37.

**Enforcement Actions**

**Adjournment**

Received by email on 10/31/2023 @ 10:06 a.m.  
by Chrystie M. Bontempo, Asst. Town Clerk, New Fairfield