

THE ZONING COMMISSION
Town of New Fairfield
New, Fairfield, CT 06812
REGULAR MEETING MINUTES
DATE: October 4, 2023
TIME: 7:30 pm
Virtual Meeting Via Zoom

Call to Order

John Moran called the meeting to order at 7:31 pm.

Present

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

John Moran elevated Tomas Kavaliauskas to a voting member.

Public Comment

John Moran stated that the town and the BOE would have to file a Special Permit Modification to the Zoning Commission to do away with the crosswalk and would have to state why the crosswalk should be done away with. As of today the crosswalk stands as approved and the CO will not be signed off until the crosswalk is in place. Alena Ahern, 11 Woodstick Road, has children who walk to school every day she questioned who started the process of getting the crosswalk in place. Jane Landers stated that she did not see the town had submitted the final drawings. John Moran stated that the final drawing was done and approved by the town engineer.

Public Hearing

Business Items

- 1) Follow up and discussion of POCD input – Planning Commission seeking input from the Zoning Commission – input should be summarized in 1-2 pages and verbally presented in 3-5 minutes at the October 23, 2023 Planning Commission meeting. This meeting will be held at Company A Firehouse Meeting Room (302 Ball Pond Road) at 7:00 pm.**

John Moran stated that senior housing will be recommended at the Planning Commission with an affordable housing overlay district. John Moran gave a list of possible sites that will be given at the October 23, 2023 Planning Commission meeting.

- 2) Acceptance of SP-23-018 – Special Permit for 14 State Line Road – To Legalize Existing 400 sq ft Accessory Apartment Located In The Existing Detached Accessory Building (cottage) Under Section 3.1.2(K) – Special Permit Accessory Apartments. Applicant Thomas Scanlon.**

All paperwork has not been filed. The applicants will have to refile per John Moran.

- 3) Acceptance 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.**

Kevin VanVlack made a motion to accept 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. Jane Landers seconded the motion.

John Moran	Yes
------------	-----

Kevin VanVlack	Yes
Mark Lamanna	Yes
Jane Landers	Yes
Tomas Kavaliauskas	Yes

4) Acceptance 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.

Kevin VanVlack made a motion to accept 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. Jane Landers seconded the motion.

John Moran	Yes
Kevin VanVlack	Yes
Mark Lamanna	Yes
Jane Landers	Yes
Tomas Kavaliauskas	Yes

Minutes

1) August 2, 2023 – Regular Meeting

Kevin VanVlack made a motion to approve the August 2, 2023, Zoning Commission Regular Meeting Minutes as presented. Jane Landers seconded the motion.

John Moran	Yes
Kevin VanVlack	Yes
Mark Lamanna	Yes
Jane Landers	Yes
Tomas Kavaliauskas	Yes

2) September 13, 2023, Regular Meeting

Kevin VanVlack made a motion to approve the September 13, 2023, Zoning Commission Regular Meeting Minutes as presented. Tomas Kavaliauskas seconded the motion.

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

Correspondence

1) A Zoning Commission Special Meeting with Brian Miller to discuss Phase 1 overhaul and rewrite of the New Fairfield Zoning Regulations. This meeting will be held on October 17, 2023 at 7:30 pm at the Senior Center - Community Room @ 33 Route 37.

John Moran stated that it will take a year or more to rewrite the regulations. In January there will be regulations regarding daycare will be changing. This will be on the agenda for the November 1, 2023 meeting.

**2) Tentative calendar for 2024 to be voted on at the November 1, 2023 meeting.
Wednesday, January 3, 2024**

Wednesday, February 7, 2024
Wednesday, March 6, 2024
Wednesday, April 3, 2024
Wednesday, May 1, 2024
Wednesday, June 5, 2024
Wednesday, July 3, 2024
Wednesday, August 7, 2024
Wednesday, September 11, 2024*
Wednesday, October 2, 2024
Wednesday, November 6, 2024
Wednesday, December 4, 2024

***Indicates a change from the 1st Wednesday of the month to the 2nd Wednesday of the month**

Kevin VanVlack made a motion to accept the meeting schedule as shown below. Jane Landers seconded the motion.

Wednesday, January 3, 2024
Wednesday, February 7, 2024
Wednesday, March 6, 2024
Wednesday, April 3, 2024
Wednesday, May 1, 2024
Wednesday, June 5, 2024
Wednesday, July 10, 2024*
Wednesday, August 7, 2024
Wednesday, September 11, 2024*
Wednesday, October 2, 2024
Wednesday, November 6, 2024
Wednesday, December 4, 2024

***Indicates a change from the 1st Wednesday of the month to the 2nd Wednesday of the month**

Enforcement Actions

20 Cloverleaf
2 Dunham Drive
32 Windmill
11 Pickett
11 Candle Hill Road
1 Bogus Hill Road
57 Saw Mill
10 Pond Field
10 Manning Street

Additional Items

Adjournment

Jane Landers made a motion to adjourn the meeting at 8:02 pm. Mark Lamanna seconded the motion. **All in favor.**

Received by email on 10/5/2023 @ 9:22 a.m.
By Tricia Quinn, Asst. Town Clerk, New Fairfield