

THE ZONING COMMISSION
Town of New Fairfield
New, Fairfield, CT 06812
REGULAR MEETING MINUTES
DATE: November 1, 2023
TIME: 7:30 pm
Virtual Meeting Via Zoom

Call to Order

John Moran called the meeting to order at 7:32 pm.

Present

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

Kevin VanVlack elevated Tomas Kavaliauskas to a voting member.

Public Comment

None

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.

Tony Iadarola, town engineer representing the Town of New Fairfield, requested that this be tabled until the next meeting due to there not been a meeting with wetlands and the abutters notices have not been received back.

Tomas Kavaliauskas made a motion to table the public hearing for 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 to the next meeting. Applicant Town of New Fairfield. Mark Lamanna seconded the motion.

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

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.

Connor Roscoe, a contractor for 13 Candlewood Road, stated that this application is for a new retaining wall. The current retaining wall is collapsing due to the drain not working correctly. He went over the specifications for the new wall and stated that currently there is an approval with ZBA. The highest spot of the wall would be 10’ which was approved by ZBA. Tomas Kavaliauskas questioned the parking. Connor Roscoe stated that there would be parking for four cars comfortably with the possibility of squeezing in five cars. Kevin VanVlack questioned the impervious surface. Evan White stated that the impervious surface would be addressed when permits were approved. Currently all permits have been pulled. Evan White requested that the specification be added that all permits are pulled and approved

Jane Landers made a motion to close the public hearing 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. Tomas Kavaliauskas seconded the motion.

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

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.**

Tabled until the next meeting.

- 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.**

Tomas Kavaliauskas made a motion to approve 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 subject with the stipulation that that they receive all the necessary approvals and permits for fire, health etc. Applicant Connor Roscoe. Jane Landers seconded the motion.

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

- 3) **Approval of the change of date of the October 2, 2024 Regular Meeting to October 9, 2024.**

Kevin VanVlack made a motion to approve the change of date of the October 2, 2024 Regular Meeting to October 9, 2024. Jane Landers seconded the motion.

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

- 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.**

Tomas Kavaliauskas made a motion to accept 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. Jane Landers seconded the motion.

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

Minutes

- 1) **September 28, 2023 Special Meeting** – tabled until the next meeting
- 2) **October 4, 2023 Regular Meeting** – tabled until the next meeting
- 3) **October 17, 2023 Special Meeting** – tabled until the next meeting

Correspondence

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

Reminder - 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

20 Cloverleaf
11 Pickett
11 Candle Hill Road
57 Saw Mill
20 Pond Field
28 Lovell

Additional Items

None

Adjournment

Kevin VanVlack made a motion to adjourn the meeting at 7:54 pm. Mark Lamanna seconded the motion. **All in favor.**

Received by email on 11/08/2023 @ 8:30 a.m.
by Chrystie M. Bontempo, Asst. Town Clerk, New Fairfield