

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

**DATE: December 6, 2023**

**TIME: 7:30 pm**

**Location for: ZOOM LINK - <https://zoom.us/j/92512580704>**

**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-23-021 – 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.

**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-23-021 – 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.
- 3) Accepting of SP-23-022 – Special Permit for 23 Misty Brook Lane – To Build Walls Made Of Stone To Match Existing Walls Already On The Property Between The Existing Fence And Pool Under Section 6.4 Excavation, Removal, Filling, And Grading Of Earth Material. Applicant Lambert & Barr LLC.
- 4) Accepting of SP-23-023 – Special Permit for 36 Ball Pond Road East – To Eliminate The Attached Secondary Living Area And Relocate It To Above The Detached Garage. The Property Currently Has An Approved 2 Family Dwelling (June 8, 1983) Attached to the Primary Residence. Under Section 3.1.2(K) Special Permit - Accessory Apartment. Applicant Caron Carpenter.
- 5) Accepting of P-23-004 – Petition for Public Act No 23-142 – An Act Concerning Certain Protections for Group And Family Child Care Homes – Substitute House Bill No 6590.

**Minutes**

- 1) September 28, 2023 Special Meeting
- 2) October 4, 2023 Regular Meeting
- 3) October 17, 2023 Special Meeting
- 4) November 1, 2023 Regular Meeting
- 5) November 15, 2023 Special Meeting

**Correspondence**

**Enforcement Actions**

**Adjournment**

Received by email on 12/01/2023 @ 8:30 a.m.  
by Chrystie M. Bontempo, Asst. Town Clerk, New Fairfield