

THE ZONING COMMISSION
Town of New Fairfield
New, Fairfield, CT 06812
REGULAR MEETING AGENDA - REVISED
DATE: January 3, 2024
TIME: 7:30 pm
Location for: ZOOM LINK - <https://zoom.us/j/97515771401>

Call to Order

Public Comment

Public Hearing

- 1) 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.
- 2) 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.
- 3) 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.

Business Items

- 1) Approval 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.
- 2) Approval 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.
- 3) Approval 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.
- 4) Accepting of SP-23-024 – Special Permit for 33 Lake Drive South (C.I.) – Construction Including all Site Work To Build Out Stone Steps And Pathway For Waterfront Access. Site Work To Be Within 300 feet Of The 440 Line. Under Section 6.4 Excavation, Removal, Filling, And Grading Of Earth Material. Applicant Paul Olliver.
- 5) SP-24-001 – Special Permit for 28 State Route 39 –Opening A Café Serving Wine, Beer, And Charcuterie Boards Consisting Of Prepared Meats And Cheeses. No Kitchen, Flame, Or Venting Will Be Required. Operated By 2-4 Employees. Under Section 4.1.2 Special Permit Uses – Business/Commercial. Applicant David Silverman.
- 6) Executive Session Regarding Status, Update, And Performance Review of Miller Planning Group – currently hired for the rewrite of the New Fairfield Zoning Regulations.

Minutes

- 1) November 15, 2023 Special Meeting
- 2) December 6, 2023 Regular Meeting
- 3) December 13, 2023 Special Meeting

Correspondence

Enforcement Actions

Adjournment

Received by email on 01/02/2024 @ 2:43 p.m.
by Chrystie M. Bontempo, Asst. Town Clerk, New Fairfield