

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

DATE: February 7, 2024

TIME: 7:30 pm

Location for: ZOOM LINK - <https://zoom.us/j/93148213803>

Dial In: (929) 205-6099 Meeting ID: 931 4821 3803

Call to Order

Public Comment

Public Hearing

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

Business Items

- 1) 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.
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- 3) Approval of SP-24-001 – Special Permit for 28 Rte. 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.
- 4) Acceptance of SP-24-002 – Special Permit for 33 Rte. 37 – To Allow The Operating Use Of Museums At Both The Parsonage And Hubbell House. Section 3.1.2(A). Applicant Town of New Fairfield/Preserve New Fairfield.
- 5) Acceptance of SP-24-003 – Special Permit for 19 Nollcrest Road – To Allow Public Utility System. Section 3.1.2(A). Applicant Aquarion Water Company of Connecticut.
- 6) Status Update on New Zoning Regulations

Minutes

- 1) January 3, 2024 Regular Meeting
- 2) January 16, 2024 Special Meeting

Correspondence

Enforcement Actions

Adjournment

Received by email on 01/31/2024 @ 9:46 a.m.
by Chrystie M. Bontempo, Asst. Town Clerk, New Fairfield