

THE ZONING COMMISSION
Town of New Fairfield
New, Fairfield, CT 06812
REGULAR MEETING MINUTES
DATE: March 6, 2024
TIME: 7:30 pm
Virtual Meeting Via Zoom

Call to Order

Kevin VanVlack called the meeting to order at 7:31 pm.

Present

John Moran, Kevin VanVlack, Mark Lamanna, Jane Landers, Gabriel Gouveia, Tomas Kavaliauskas (alternate), Ken Huwer (alternate), and Town Official Zoning Enforcement Officer Evan White.

Kevin VanVlack elevated Kenneth Huwer to a voting member.

Public Comment

None

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 Caren Carpenter.**

The application was withdrawn.

- 2) **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.**

Kevin VanVlack made a motion for a continuance for the public hearing for 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 until the April 3, 2024 Regular Meeting. Seconded by Jane Landers.

Kevin VanVlack	Yes
Jane Landers	Yes
Mark Lamanna	Yes
Gabriel Gouveia	Yes
John Moran	Yes

- 3) **SP-24-003 – Special Permit for 19 Knollcrest Road – To Allow Public Utility System. Section 3.1.2(A). Applicant Aquarion Water Company of Connecticut.**

Zak Kugler from Snyder Civil Engineering shared the plan sheet and went over the layout and plans. Aquarion is pursuing upgrades to the water system and construction of a new well system with a standby generator that includes a propane fuel tank. The building would be a shed like style building with clapboard siding as requested by the abutting landowners. Tomas Kavaliauskas asked about doing a gabled roof. Zak Kugler stated that a gabled roof would increase the height of the building. Tomas Kavaliauskas inquired about the current generator. Zak Kugler stated that the existing generator is above grade. Kenneth Huwer requested the customer service to be brought to a higher level by updating to the gabled roof due to maintain the residential setting. He also requested that the color be the same or like the barn that is in the same area. Zak Kugler stated that the current height is 14'6" to the ridge of the roof and to gable the roof it would bring the height to 16' to 17'. Kevin VanVlack requested that the building blend more with the surroundings by shape and color. John Moran stated that raising the roof makes the building more obvious and not blend with the area. Zak Kugler stated that the feedback from neighbors was that they were pleased with the presented style. There will be a timber guard around the propane tank for protection not to conceal the propane tank. A request

was made to have a shrubbery screening. John Moran stated that the problem with shrubbery screening is that there will not be any maintenance on the shrubbery.

Kevin VanVlack made a motion to close the public hearing for SP-24-003 – Special Permit for 19 Knollcrest Road – To Allow Public Utility System. Section 3.1.2(A). Applicant Aquarion Water Company of Connecticut. Seconded by Jane Landers.

Kevin VanVlack	Yes
Jane Landers	Yes
Mark Lamanna	Yes
Gabriel Gouveia	Yes
John Moran	Yes

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.**

The application was withdrawn.

- 2) **Approval 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.**

This was tabled until the April 3, 2024 Regular Meeting.

- 3) **Approval of SP-24-003 – Special Permit for 19 Knollcrest Road – To Allow Public Utility System. Section 3.1.2(A). Applicant Aquarion Water Company of Connecticut.**

Kevin VanVlack made a motion to approve SP-24-003 – Special Permit for 19 Knollcrest Road – To Allow Public Utility System. Section 3.1.2(A). Applicant Aquarion Water Company of Connecticut. Seconded by Jane Landers.

Kevin VanVlack	Yes
Jane Landers	Yes
Mark Lamanna	Yes
Gabriel Gouveia	Yes
John Moran	Yes

- 4) **Status Update on New Zoning Regulations Consultant Candidates**

The formal bid packages will be sent out tomorrow morning.

Minutes

- 1) **February 7, 2024 Regular Meeting**

Jane Landers made a motion to approve the January 3, 2024, Zoning Commission Regular Meeting Minutes as presented. Mark Lamanna seconded the motion.

Kevin VanVlack	Yes
Jane Landers	Yes
Mark Lamanna	Yes
Gabriel Gouveia	Yes
Kenneth Huwer	Yes

Correspondence

None

Enforcement Actions

20 Cloverleaf Drive
11 Pickett Road
11 Lovell Avenue
10 Pond Field
30 Windmill Road
6 Great Meadow Road
14 Great Meadow Road
57 Sawmill Road
186 State Route 37
6 & 8 Fox Run
17 Pond Field

Additional Items

None

Adjournment

Kevin VanVlack made a motion to adjourn the meeting at 7:57 pm. Jane Landers seconded the motion. **All in favor.**

Kevin VanVlack	Yes
Jane Landers	Yes
Mark Lamanna	Yes
Gabriel Gouveia	Yes
John Moran	Yes

Received by email on 03/07/2024 @ 8:30 a.m.
by Chrystie M. Bontempo, Asst. Town Clerk, New Fairfield