

**THE ZONING COMMISSION**  
**Town of New Fairfield**  
**New, Fairfield, CT 06812**  
**REGULAR MEETING MINUTES**  
**DATE: May 1, 2024**  
**TIME: 7:30 pm**  
**Virtual Meeting Via Zoom**

**Call to Order**

John Moran called the meeting to order at 7:31 pm.

**Present**

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

John Moran elevated Ken Huwer to a voting member.

**Public Comment**

None

**Business Items**

- 1) **Approval of SI-24-001 – Site Plan for 21 Brush Hill Road (St. Edward Church) – For Parking, Landscaping, And Stormwater Improvements. Applicant St. Edward The Confessor Corporation.**

Kevin VanVlack made a motion to continue the application for the Approval of SI-24-001 – Site Plan for 21 Brush Hill Road (St. Edward Church) – For Parking, Landscaping, And Stormwater Improvements to the June 5, 2024 meeting. Applicant St. Edward The Confessor Corporation. Seconded by Jane Landers.

John Moran	Yes
Kevin VanVlack	Yes
Jane Landers	Yes
Gabrial Gouveia	Yes
Ken Huwer	Yes

- 2) **Acceptance of P-24-002 – Petitioning for Affordable Housing Regulation in New Fairfield Zoning Regulations to propose an Amendment to Sections 3.5.5.B., 3.5.5.C.1., 3.5.5.I., 3.5.5.M., and 3.5.8.A. of The Zoning Regulations of the Town of New Fairfield.**

Kevin VanVlack made a motion to accept P-24-002 –Petitioning for Affordable Housing Regulation in New Fairfield Zoning Regulations to propose an Amendment to Sections 3.5.5.B., 3.5.5.C.1., 3.5.5.I., 3.5.5.M., and 3.5.8.A. of The Zoning Regulations of the Town of New Fairfield. Seconded by Jane Landers.

John Moran	Yes
Kevin VanVlack	Yes
Jane Landers	Yes
Gabrial Gouveia	Yes
Ken Huwer	Yes

Kevin VanVlack read a letter and the petition into the record (see enclosures).

Kevin VanVlack made a motion for the public hearing for the petition to be scheduled for the June 5, 2024 meeting. Seconded by Jane Landers.

John Moran	Yes
Kevin VanVlack	Yes

Jane Landers	Yes
Gabrial Gouveia	Yes
Ken Huwer	Yes

**3) Status Update on Zoning Regulations Consultant**

Evan White stated that Glenn Chandler, Planimetrics, has been selected as the Zoning Regulations Consultants. A Special Meeting is being scheduled for May 15, 2024.

**Minutes**

**1) April 3, 2024 Regular Meeting**

Kevin VanVlack made a motion to approve the April 3, 2024 Zoning Commission Regular Meeting Minutes as presented. Jane Landers seconded the motion.

John Moran	Yes
Kevin VanVlack	Yes
Jane Landers	Yes
Gabrial Gouveia	Yes
Ken Huwer	Yes

**2) April 18, 2024 Special Meeting - Tabled until the June 5, 2024 meeting.**

**Correspondence**

None

**Enforcement Actions**

20 Cloverleaf Drive  
 11 Pickett Road  
 28 Lovell Avenue  
 10 Pond Field  
 30 Windmill Road  
 6 & 4 Great Meadow Road  
 57 Sawmill Road  
 6 & 8 Fox Run  
 16 Barnham  
 65 Ball Pond Road  
 3 Ilion Road  
 Gabriel Gouveia requested information about 23 Manning Street

**Additional Items**

Ken Huwer asked for information on the FOIA that was sent (see enclosure). Evan White stated that he will send a response. Dana Ulibarri, recording secretary, sent a response to let them know that Evan White will be responding to their inquiry.

**Adjournment**

Kevin VanVlack made a motion to adjourn the meeting at 7:58 pm. Jane Landers seconded the motion. **All in favor.**

John Moran	Yes
Kevin VanVlack	Yes
Jane Landers	Yes
Gabrial Gouveia	Yes
Ken Huwer	Yes

*Respectfully submitted by Dana Ulibarri, clerk*

**Enclosures**

Received by email on 05/07/2024 @ 9:34 a.m.  
 by Chrystie M. Bontempo, Asst. Town Clerk, New Fairfield



NEIL R. MARCUS  
Please Reply To Danbury  
E-mail: nmarcus@cohenandwolf.com

March 26, 2024

Via Hand Delivery

John T. Moran, Chairman  
New Fairfield Zoning Board of Appeals  
4 Brush Hill Road  
New Fairfield, CT 06812

Re: Petition for Zoning Text Amendments

Dear Chairman Moran:

I am enclosing herewith a Petition to Amend the Zoning Regulation of the Town of New Fairfield in accordance with our informal discussions concerning the October House property. These minor revisions will allow the creation of affordable senior housing at a location which is better suited for much needed multiple family use in the Town of New Fairfield. We will submit concept drawings to demonstrate this prior to the Public Hearing.

Should you have any questions concerning this, please do not hesitate to contact me.

Yours Truly,

Neil R. Marcus

NRM:pld  
Enclosure  
cc: Christian DaCunha

## AMENDMENT TO ZONING REGULATIONS

Amendment to Sections 3.5.5.B., 3.5.5.C.1., 3.5.5.I., & 3.5.5.M., and 3.5.8.A. of The Zoning Regulations of the Town of New Fairfield as follows:

### **3.5.5. Development Standards and Control**

B. Maximum Density

Not more than TWELVE (12) [six (6)] bedrooms per gross acre of land.

C. Minimum Lot Area and Frontage

1. The minimum Lot Area shall be FOUR (4) [five (5)] acres.

I. Dwelling Unit Breakdown

No less than TWENTY-FIVE (25) [thirty (30)] percent of the total number of dwelling units shall contain either two (2) bedrooms each or one bedroom with finished loft. For the purposes of calculating the dwelling unit breakdown as well as the minimum, the maximum density and the minimum outdoor recreation area, a "studio" or "efficiency" unit shall be construed as a one-bedroom dwelling without a loft, and a one-bedroom unit with a finished loft shall be considered as a two-bedroom dwelling.

M. Maximum Size of Building

Not more than EIGHT (8) [six (6)] dwelling units, regardless of the number of bedrooms in each dwelling, shall be contained within the enclosing walls of a building but this shall not prevent the use of a garage or carport from connecting two (2) buildings. In no event, however, shall the overall horizontal length of a building, excluding connecting garages or carports, be larger than seventy-five (75) feet without a horizontal off-set of at least three (3) feet.

### **3.5.8. Affordable Housing**

A. "Affordable Housing" must be "Assisted Housing" as that term is used in § 8-30g of the General Statutes as amended or alternatively the applicant shall set aside twenty-five (25) percent (INCLUSIVE OF ASSISTED HOUSING) of the total number of dwelling units within the complex which for a period of forty (40) years shall be sold or rented at prices for persons and families with income levels of seventy five (75) percent of the area median income as established by the United States Department of Housing and Urban Development for the area containing the Town of New Fairfield. The affordable housing units shall be conveyed by deeds that contain covenants or restrictions that shall incorporate the qualifications set forth herein and which shall be filed in the Office of the New Fairfield Town Clerk. Other than changing the percentage of dwelling units which must qualify as "Affordable Housing" and the choice of area median income and the percentage of such area median income which will qualify for this Section, all other methods set forth in Section 8-30g for determining the sale price or rental price of any such unit shall be applied as set forth in said statute as amended from time to time and the requirements of Section 3.5.8 B shall apply; or,

## Contact the Zoning Commission

**Submission #:** 3160510  
**IP Address:** 74.102.104.126  
**Submission Date:** 04/24/2024 8:31  
**Survey Time:** 3 minutes, 11 seconds

You have a new online form submission.

Note: all answers displaying "\*\*\*\*\*" are marked as sensitive and must be viewed after your login.

**Please fill out the quick form and we will be in touch.**

**What is your first and last name?**

johnobinna chuksorji

**Where can we email a response?**

[jonathanchh1@gmail.com](mailto:jonathanchh1@gmail.com)

**What is your phone number?**

(646) 468-3865

**Send us a message:**

Hi, I am reaching out to inquire into a zoning of land for sale located in new Fairfield, I would like to know whether this land can be used for commercial use like placing mobile homes for airbnb usage, the address is 256-State-Route-39-New-Fairfield-CT-06812.

**Do you have a preferred contact method?**

Please reply by email address