

THE ZONING COMMISSION
Town of New Fairfield
New, Fairfield, CT 06812
REGULAR MEETING MINUTES
DATE: September 11, 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, Jane Landers (absent), Gabriel Gouveia, Tomas Kavaliauskas (alternate), Ken Huwer (alternate), and Town Official Zoning Enforcement Officer Evan White.

John Moran asked for a moment of remembrance and silence for those that lost their lives on September 11, 2001.

John Moran elevated Ken Huwer and Tomas Kavaliauskas to voting members.

Public Comment

John Moran read a letter from Jane Landers, tendering her resignation, as she is moving out of New Fairfield. John Moran stated that there has not been a response from the town engineer regarding the crosswalk. Once a response is received it will be added to the agenda.

Business Item

1) **SI-24-010 – Site Plan for 3 Rte 39 Unit 8 – For Firearm Retail and light Firearm assembly business. Under Section 4.1.B, C, D-Business Commercial. Applicant Travis Picci.**

Travis Picci stated that they are a rifle company, more of a boutique company. about 50 firearms total per years, and also looking to do small retail. Evan White stated that all regulations have been signed off on by all departments. Evan White asked that it be conditional that the applicant/agent receive approval from the health, zoning, and building departments as well as receive all necessary and required permits from all departments before commencement of construction. Also, any additional signage will need to be signed off on by the Zoning Enforcement Officer. Ken Huwer asked if Travis has gotten approval from the condominium owners and the association board. John Moran stated that this is a separate issue that is not part of the Zoning Commission regulations. A discussion was held regarding what is or is not part of the Zoning Commission responsibilities. Tomas Kavaliauskas asked if the business was moving or if it is a second business. Travis Picci stated that the business is moving. Tomas Kavaliauskas asked about storage of the firearms. Travis Picci stated there will be storage for the firearms. Travis Picci stated that the security measures will mitigate concerns with the security system that includes motion sensors. The firearms will be secured in a vault. Gabe Gouveia questioned if there would be ammo sold at this location. Travis Picci stated that ammo would be sold at this location.

Kevin VanVlack made a motion to approve SI-24-010 – Site Plan for 3 Rte 39 Unit 8 – For Firearm Retail and light Firearm assembly business. Under Section 4.1.B, C, D Business Commercial. Applicant Travis Picci with the stipulation that the applicant/agent receive approval from the health, zoning, and building departments as well as receive all necessary and required permits from all departments before commencement of construction. John Moran seconded the motion.

| | |
|-----------------|-----|
| John Moran | Yes |
| Kevin VanVlack | Yes |
| Ken Huwer | No |
| Mark Lamanna | Yes |
| Gabriel Gouveia | Yes |

Minutes

- 1) Kevin VanVlack made a motion to approve the July 10, 2024, Zoning Commission Regular Meeting Minutes Revised as presented. Mark Lamanna seconded the motion.

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|-----------------|-----|
| John Moran | Yes |
| Kevin VanVlack | Yes |
| Ken Huwer | Yes |
| Mark Lamanna | Yes |
| Gabriel Gouveia | Yes |

- 2) Kevin VanVlack made a motion to approve the July 17, 2024, Zoning Commission Special Meeting Minutes as presented. Mark Lamanna seconded the motion.

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|--------------------|-----|
| John Moran | Yes |
| Kevin VanVlack | Yes |
| Ken Huwer | Yes |
| Mark Lamanna | Yes |
| Tomas Kavaliauskas | Yes |

- 3) Kevin VanVlack made a motion to approve the August 7, 2024, Zoning Commission Regular Meeting Minutes as presented. Mark Lamanna seconded the motion.

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|--------------------|-----|
| John Moran | Yes |
| Kevin VanVlack | Yes |
| Ken Huwer | Yes |
| Mark Lamanna | Yes |
| Tomas Kavaliauskas | Yes |

- 4) Kevin VanVlack made a motion to approve the August 21, 2024, Zoning Commission Special Meeting Minutes as presented. John Moran seconded the motion.

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|--------------------|-----|
| John Moran | Yes |
| Kevin VanVlack | Yes |
| Ken Huwer | Yes |
| Tomas Kavaliauskas | Yes |
| Gabriel Gouveia | Yes |

Correspondence

An email was received from Travis Picci on 08/19/24 that did not indicate what the inquiry was regarding. A phone call was made on 08/21/24 to which there was not an answer to get more information on the inquiry. A follow up email was sent on 08/21/24. There has not been a response from the phone call or email. (see enclosure)

Email submission 3476728 on 09/11/24 (see enclosure) inviting the commission to a NEEVS event. A thank you response was sent 09/11/24. Commission Members were invited to respond if they want to attend the event.

Enforcement Actions

- 20 Cloverleaf Drive
- 10 Manning Street
- 6A Sawmill
- 28 Lovell Avenue
- 11 Pickett Road
- 6 & 4 Great Meadow
- 57 Sawmill Road
- 2 Dunham Drive
- 65 Ball Pond Road
- 16 Barnham

Additional Items

None

Adjournment

Kevin VanVlack made a motion to adjourn the meeting at 8:09 pm. Gabe Gouveia seconded the motion.

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|-----------------|-----|
| John Moran | Yes |
| Kevin VanVlack | Yes |
| Ken Huwer | Yes |
| Mark Lamanna | Yes |
| Gabriel Gouveia | Yes |

Enclosure

Travis Picci Email

Submission 3476728 Email

Received by email on 09/12/2024 @ 12:54 p.m.
by Chrystie M. Bontempo, Asst. Town Clerk, New Fairfield

Re: *NEW SUBMISSION* Contact the Zoning Commission

Dana Ulibarri <dulibbarri@newfairfieldct.gov>

Wed 8/21/2024 1:14 PM

To:tmpicci@gmail.com <tmpicci@gmail.com>;Evan White <ewhite@newfairfieldct.gov>

Travis,

The below was received. Please let us know what this in regards to so that the message can be forwarded to the correct person.

Sincerely,

Dana Ulibarri
Town of New Fairfield
Zoning Commission & Planning Commission
Recording Secretary
801-633-6165

From: New Fairfield CT <newfairfield@enotify.visioninternet.com>

Sent: Monday, August 19, 2024 11:45 AM

To: Zoning Commission <zoning@newfairfieldct.gov>

Subject: *NEW SUBMISSION* Contact the Zoning Commission

External (newfairfield@enotify.visioninternet.com)

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Contact the Zoning Commission

Submission #: 3414617

IP Address: 71.234.45.177

Submission Date: 08/19/2024 11:45

Survey Time: 2 minutes, 32 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?

Travis Picci

Where can we email a response?

tmpicci@gmail.com

What is your phone number?

(203) 803-5305

Send us a message:

Do you have a preferred contact method?

Please reply by phone

Thank you,
New Fairfield, CT

This is an automated message generated by Granicus. Please do not reply directly to this email.

Re: *NEW SUBMISSION* Contact the Zoning Commission

Dana Ulibarri <dulibbarri@newfairfieldct.gov>

Wed 9/11/2024 6:44 PM

To: New Fairfield CT <newfairfield@enotify.visioninternet.com>; Zoning Commission <zoning@newfairfieldct.gov>

Internal (dulibbarri@newfairfieldct.gov)

[Report This Email](#) [View My Quarantine](#) [Protection by Novus Insight](#)

Thank you for the information.

Sincerely,

Dana Ulibarri
Town of New Fairfield
Zoning Commission & Planning Commission
Recording Secretary
801-633-6165

From: New Fairfield CT <newfairfield@enotify.visioninternet.com>

Sent: Wednesday, September 11, 2024 11:46 AM

To: Zoning Commission <zoning@newfairfieldct.gov>

Subject: *NEW SUBMISSION* Contact the Zoning Commission

Contact the Zoning Commission

Submission #: 3476728

IP Address: 216.49.138.32

Submission Date: 09/11/2024 11:46

Survey Time: 2 minutes, 38 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?

Claire Abate

Where can we email a response?

claire@livegreenct.org

What is your phone number?

Send us a message:

The NEEVS event will be held at Hotel Marcel in New Haven on Sep 15 and 16. Please register beforehand. Sunday will feature Ride and Drives, an EV showcase, and mini presentations, while Monday will have a policy symposium with guest speakers, including Daphne Dixon, who will talk about model EV zoning regulations. They were developed with the help between councils of governments, zoning board staff, and commissions. We hope you can join us for this occasion to learn more about electrification.

Do you have a preferred contact method?

Please reply by email address

Thank you,
New Fairfield, CT

This is an automated message generated by Granicus. Please do not reply directly to this email.