

**THE ZONING COMMISSION**  
**Town of New Fairfield**  
**New, Fairfield, CT 06812**  
**SPECIAL MEETING**  
**MINUTES**  
**Wednesday, January 8, 2020**  
**7:30pm**  
**New Fairfield Public Library Community Room**  
**(REVISED)**

Present: Chairman John Moran, Shane Cosentino, Steve Hanrahan Tomas Kavaliauskas (Alternate), and Town of New Fairfield Zoning Enforcement Officer Evan White. Joe Letizia, Gary Mummert (Alternate) and Kevin Van Vlack were not in attendance.

**Call to Order:** Chairman John Moran called the meeting to order to at 7:31 pm. He noted that Tomas Kavaliauskas will be voting for purposes of this meeting.

**Public Comment:** None

**PUBLIC HEARING**

**Petition 19-005; Amendment to Zoning Regulations under Section 3.1.1 (G) Short Term Rentals**

John Moran read the proposed amendments to the Zoning Regulations under Section 3.1.1 (G) Short Term Rentals- The leasing and/or use of a dwelling or residential site and/or structure or any portion thereof by a person or entity other than its fee title owner, for a term of six days or less.

Short Term Rentals are allowed provided that; the following requirements are met:

- 1) Issuance of Zoning Permit pursuant section 8.5 based upon a site plan approved by the New Fairfield Zoning Commission in accordance of section 8.1.
- 2) The property owner must be in residence on the property or an abutting property.
- 3) Payment of a Zoning Permit which shall be \$500.00 dollars every 24 months.
- 4) Property owner must have certificate of Insurance for the Proposed Use.
- 5) Occupancy limitation is 2 people per bedroom.

Bob Stryker spoke of his concerns regarding renters brining guests during the day which would cause parking issues and especially the challenge of getting fire trucks or ambulances through. He asked about the possibility of limiting the number of cars permitted.

Danbury resident John Eidt spoke of issues in his neighborhood with short term rents last summer. He spoke of his concerns with the stress on septic systems. It was noted that Danbury currently does not have short term rental rules and that changes to regulations must be done through the town and cannot be regulated by individual associations.

It was noted that the application for short term rentals must show proof that the septic system is in good shape and must show that there is sufficient parking for renters. Steve Hanrahan made a motion to close the Public Hearing Petition 19-005. Tom Kavaliauskas seconded the motion.

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|--------------------|-----|
| Steve Hanrahan     | Yes |
| Tomas Kavaliauskas | Yes |
| John Moran         | Yes |

**BUSINESS ITEMS**

**1. Petition 19-005; Amendment to Zoning Regulations under Section 3.1.1 (G) Short Term Rentals**

John Moran read into record the following: The leasing and/or use of a dwelling or residential site and/or structure or any portion thereof by a person or entity other than its fee title owner, for a term of six days or less.

Short Term Rentals are allowed provided that; the following requirements are met:

- 1) Issuance of Zoning Permit pursuant section 8.5 based upon a site plan approved by the New Fairfield Zoning Commission in accordance of section 8.1.
- 2) The property owner must be in residence on the property or an abutting property.
- 3) Payment of a Zoning Permit which shall be \$500.00 dollars every 24 months.
- 4) Property owner must have certificate of Insurance for the Proposed Use.
- 5) Occupancy limitation is 2 people per bedroom.

Steve Hanrahan read into record his opinion and concerns regarding the amendments to the regulations for short term rentals.

Steve Hanrahan made a motion to accept Petition 19-005; Amendment to Zoning Regulations under Section 3.1.1 (G) Short Term Rentals. Tom Kavaliauskas seconded the motion. **(Motion approved)**

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| Steve Hanrahan     | No  |
| Tomas Kavaliauskas | Yes |
| John Moran         | Yes |

It was noted that these amendments will go into effect on March 1, 2020.

**2. Accepting-SP-20-002; Special Permit for 16 Old Road under Section 6.4-(D)**

Excavation, removal, filling, and grading of Earth Material & Section 8.1-Site Plan Standards and Review process. Applicant Michael Pfahl.

Steve Hanrahan made a motion to accept SP-20-002; Special Permit for 16 Old Road under Section 6.4-(D) Excavation, removal, filling, and grading of Earth Material & Section 8.1-Site Plan Standards and Review process. Applicant Michael Pfahl. Tom Kavaliauskas seconded the motion.

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| Shane Cosentino    | Yes |
| Steve Hanrahan     | Yes |
| Tomas Kavaliauskas | Yes |
| John Moran         | Yes |

**3. Site Plan SI-19-016: Site Plan for 94 State Route 37 under Section 6.3-Signs & Sections 8.1 Site Plan Standards and Review.** Reface existing free standing price sign cabinet & install apparatus below the canopy at the gasoline islands. Applicant-Albert Whiting of Ready Imaging, Inc.

Albert Whiting from Ready Imaging approached the commission as a representative of Mobil Gas on 94 State Route 37. He spoke of the updating of the Mobil station and the possibility of refacing the existing free standing price sign standing price sign cabinet & installing apparatus below the canopy at the gasoline islands. He showed pictures of examples. The structures that were discussed included:

- Replacing sign with no change to the size or location.
- Koala poles- Only contains regulatory and safety warnings and does not include advertising so it is not considered a sign.
- Wedge- the only writing is the number of the pump.
- Blade- Committee believes that this does not go with architecture of the town.
- Wave-Committee believes that this does not go with architecture of the town.

John Moran read a letter into the record from the town’s attorney noting that these structures do not include logos and advertising, thus they would not be considered a sign.

Steve Hanrahan made a motion to approve Site Plan SI-19-016; for 94 State Route 27 for renovations including the sign, wedge and koala and to not include the wave and the blade.

Tom Kavaliauskas seconded the motion.

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| Shane Cosentino    | Yes |
| Steve Hanrahan     | Yes |
| Tomas Kavaliauskas | Yes |
| John Moran         | Yes |

**4. Site Plan SI-20-001; Site Plan for 3 Dunham Drive under Section 4.0 Business/Commercial & Section 8.1-Site Plan Standards and Review.** Adding additional space for Prime Time Fitness; balls, brands, sled, trx, punching bags and functional equipment- Applicant- Pat Toth- Withdrawn

**Approval of minutes**

Tomas Kavaliauskas made a motion to approve the minutes of the December 23, 2019 meeting as presented. Steve Hanrahan seconded the motion.

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| Shane Cosentino    | Yes |
| Steve Hanrahan     | Yes |
| Tomas Kavaliauskas | Yes |
| John Moran         | Yes |

**Enforcement Actions**

- 20 Cloverleaf
- 40 Fulton
- 60 Sawmill
- 148 Route 39

**Adjournment**- Steve Hanrahan made a motion to adjourn the meeting at 8:38 pm. Tomas Kavaliauskas seconded the motion-**All in favor**