

**THE ZONING COMMISSION**

**Town of New Fairfield  
New, Fairfield, CT 06812**

**REGULAR MEETING**

**MINUTES**

**Wednesday, February 5, 2020**

**7:30pm**

**New Fairfield Public Library Community Room**

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

**Call to Order:** Vice Chairman Kevin Van Vlack called the meeting to order to at 7:31 pm. He noted that Tomas Kavaliauskas and Gary Mummert will be voting for purposes of this meeting.

**Public Comment:** None

**BUSINESS ITEMS**

- 1. Accepting-Special Permit –SP-20-004

**MOTION:** Steve Hanrahan made a motion to accept Special Permit-SP-20-004; 240 Ball Pond Road under Section 3.1.2 (K) Special Permit-Accessory Apartment. Applicant –Ronald Strol for the March 4, 2020 regular meeting. Shane Cosentino seconded the motion.

Shane Cosentino	Yes
Steve Hanrahan	Yes
Tomas Kavaliauskas	Yes
Gary Mummert	Yes
Kevin Van Vlack	Yes

- 2. Accepting-Special Permit –SP-20-005

**MOTION:** Special Permit-SP-20-005; Special Permit for 117 State Route 39 under Section 3.1.2 (K) Special Permit –Accessory Apartment. Applicant-Ronald Strol for the March 4, 2020 regular meeting. Gary Mummert seconded the motion.

Shane Cosentino	Yes
Steve Hanrahan	Yes
Tomas Kavaliauskas	Yes
Gary Mummert	Yes
Kevin Van Vlack	Yes

3. Site Plan-SI-20-006; Site Plan for 12 Renda Street under Section 8.1-Site Plan Standards. Rehabilitate a water treatment facility at our Renda Well Field for Aquarian Water. Applicant Snyder Civil Engineering.

Mark Fois from Aquarion Water and Zach Kuegler from Snyder Civil Engineering spoke of a project to rehabilitate a water treatment facility on Renda Street. This project would replace an underground storage single tank with twin tanks and upgrade to current regulations. This project would stay within the same footprint and will meet the ten foot property line regulation. There was a brief discussion of buffers and it was noted that vegetation will be planted. It was noted that Zoning Chairman John Moran would like to see if list of vegetation plantings ahead of time.

**MOTION:** Steve Hanrahan made a motion to approve Site Plan SI-20-006 for 12 Renda Street with the stipulation that the planting list is reviewed by the Zoning Commission Chairman. Shane Cosentino seconded the motion.

Shane Cosentino	Yes
Steve Hanrahan	Yes
Tomas Kavaliauskas	Yes
Gary Mummert	Yes
Kevin Van Vlack	Yes

4. Site Plan-SI-20-007; 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, sleds, trx, punching bags, & functional equipment. Applicant-Pat Toth.

Applicant Pat Toth approached the commission to ask for additional 2800 square feet for Prime Time Fitness for workout machines and equipment. ZEO Evan White noted that this has received approval from the Fire Marshal, Building Inspector and Health Inspector. It was noted that there is sufficient parking to conform with the regulations for extra space.

Evan White asked for a final walk over inspection and noted that existing storage containers on the property must either be removed or obtain a permit and conform with the setbacks.

**MOTION:** Shane Cosentino made a motion to approve Site Plan-SI-20-007 as long as there is a final walk through by the Zoning Enforcement Officer. Gary Mummert seconded the motion.

Shane Cosentino	Yes
Steve Hanrahan	Yes
Tomas Kavaliauskas	Yes
Gary Mummert	Yes
Kevin Van Vlack	Yes

5. Site Plan-SI-20-003; Site Plan for 26 Bear Mountain Road under Section 3.1.1-Uses Permitted As Of Right (A) & 3.1.3-Accessory Uses. Double A Ranch-Working Cattle Farm. Applicant-Karin Bauer. (It was noted that ZEO Evan White has recused himself in regard to this application since he is related to the applicants)

Applicants Austin Bauer and Karin Bauer approached the commission about accessory uses for a Double A working ranch cattle farm. They showed plans and gave a brief history of the property and noted that it is already a working farm and they are simply looking to permit the process. There was a brief discussion of hoop house regulations and setbacks of the property.

**MOTION:** Steve Hanrahan made a motion to accept Site Plan SI-20-003 26 Bear Mountain Road as presented. Tomas Kavaliauskas seconded the motion.

Shane Cosentino	Yes
Steve Hanrahan	Yes
Tomas Kavaliauskas	Yes
Gary Mummert	Yes
Kevin Van Vlack	Yes

**Approval of minutes**

Shane Cosentino made a motion to approve the minutes of the January 8, 2020 meeting as presented. Steve Hanrahan seconded the motion.

Shane Cosentino	Yes
Steve Hanrahan	Yes
Tomas Kavaliauskas	Yes

**Enforcement Actions**

- 20 Cloverleaf- Second Notice of Violation will be sent this week.
- 60 Sawmill
- 6 Darien
- 40 Fulton
- 248 Ball Pond Road

**Adjournment-** Kevin Van Vlack made a motion to adjourn the meeting at 8:28 pm. Steve Hanrahan seconded the motion-**All in favor**