

THE ZONING COMMISSION

Town of New Fairfield
New, Fairfield, CT 06812

REGULAR MEETING

MINUTES

Wednesday, January 2, 2019

7:30pm

New Fairfield Public Library Community Room

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

Members of the public present: John Doyle, Paul McNammara, Wayne Skelly and Dainius Virbickas

1. **Call to Order:** Chairman John Moran called the meeting to order to at 7:30 pm.
2. **Public Comment:** None

Public Hearing

SP-18-018: Special Permit for 130 State Route 37 to construct 10, 807-Sq. Ft. Primary Care Facility for Western Connecticut Health Network (Danbury Hospital), Section 4.1 Business/Commercial. Applicant- New Fairfield Medical, LLC.

Paul McNammara and Wayne Skelly gave a presentation regarding the building of a primary care facility which will consist of 10 offices each approximately 807 square feet. The presentation included information regarding the parking which will include 54 parking spaces and will face State Route 37. It was noted that the septic system has been approved by the Health Department and the plans were approved by the Wetlands Commission. Designs of the buildings were shown as well as a design of the landscaping and it was noted that they meet all Zoning Regulations.

Architect John Doyle showed the floor plans and spoke of the height of the roof. There was a discussion of the exterior lights and it was asked that they be 14 feet tall and be put on a timer.

Faline Schneiderman from Preserve New Fairfield asked if the exterior could be fieldstone instead of brick to keep in line with the historic properties. Wayne Skelly noted that he will look into this further.

The Zoning Commission is still waiting for the Engineering report regarding the flood report.

Kevin Van Vlack made a motion to continue SP-18-018 Special Permit for 130 State Route 37 to construct 10 807 sq. ft. primary care facility for Western Connecticut Health Network as agreed by the applicant. Steve Hanrahan seconded the motion.

John Brown	yes
Steve Hanrahan	yes
John Moran	yes
Gary Mummert	yes
Kevin Van Vlack	yes

BUSINESS ITEMS

Discussion- Future regulations on Air BnB’s & Short term vacation rentals in the Town of New Fairfield. The Commission discussed proposed regulations that were proposed at the December 20, 2018 workshop. It was noted that short-term rentals is determined to be anything between 1-6 days, owners must be present at the property or the abutting property. Homeowners must register with the town and pay an application fee of \$500 per year. It was noted that the Zoning Commission does not have the authority to charge a fine for anyone that doesn’t register.

There was a question from a member of the public regarding the \$500 annual registration fee. There was a discussion of other options for this. There was also a brief discussion of the proposed requirement for owners to be present on either the property or abutting property and the commission discussed the right to make exceptions if deemed appropriate. It was decided to continue this to the February 6th meeting.

Approval of Minutes

December 20, 2018

Steve Hanrahan made a motion to approve the minutes of the December 20, 2018 special meeting workshop. Kevin Van Vlack seconded the motion.

John Brown	yes
Steve Hanrahan	yes
John Moran	yes
Gary Mummert	yes
Kevin Van Vlack	yes

The approval of the minutes of the November meeting was tabled until the next meeting.

Enforcement Actions

- 26 Middleton Drive
- 20 Continental
- 1 Saw Mill Road
- 222 Route 37
- Horizon Nails

There will be special meeting of the Zoning Commission on Wednesday, January 23rd at 7:30 pm.

Adjournment

Kevin Van Vlack made a motion to adjourn the meeting at 8:32 pm. Gary Mummert seconded the motion-**All in favor**

Respectfully submitted,
Suzanne Kloos