

**THE ZONING COMMISSION**

Town of New Fairfield  
New, Fairfield, CT 06812

**SPECIAL MEETING**

**MINUTES**

Wednesday, January 23, 2019

7:30pm

New Fairfield Public Library Community Room

Present: Chairman John Moran, John Brown, Steve Hanrahan, Joe Letizia Gary Mummert (Alternate), Kevin Van Vlack, Town of New Fairfield Zoning Enforcement Officer Evan White and Selectman Khris Hall

Members of the public present: John Doyle (Doyle Coffin Architecture), Wayne Skelly and Dainius Virbickas (Artel Engineering)

1. **Call to Order:** Chairman John Moran called the meeting to order to at 7:30 pm.
2. **Public Comment:** Chairman John Moran explained the procedures for Public Comment and noted that public comment regarding the AirBnb’s has been closed.

**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.

Wayne Skelly noted that they received the report from the Town Engineer. Architect John Doyle from Doyle Coffin Architecture showed plans of the building and noted that the location of the front door has changed from the original plans but the foot print is the same. The reason for moving the front door is to make it closer to the parking lot. There was a brief discussion of the specifics of the building, flood lines, storm management and the parking lot. Chairman John Moran asked that it be noted that the Health Director has the right to have the engineer check the property.

Resident Rick Penza asked about the reasons for building this new building in light of the many empty buildings in town.

Kevin Van Vlack made a motion to close the Public Hearing for 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). Joe Letizia seconded the motion.

John Brown	yes
Joe Letizia	yes
John Moran	yes
Kevin Van Vlack	yes
Steve Hanrahan	abstained

**BUSINESS ITEMS**

Kevin Van Vlack made a motion to approve Special Permit for 130 Route 37 to construct 10, 807 square feet Primary Care Facility for Western Connecticut Health Network (Danbury Hospital) including nine stipulations as submitted by Town Engineer Tony Iadarola in a report dated January 18, 2019 and to include the ground water management plan and storm water management plan as submitted by the applicant. This also includes a stipulation that the Health Director has the right to have an engineer review the property at his discretion. Joe Letizia seconded the motion.

John Brown	yes
Joe Letizia	yes
John Moran	yes
Kevin Van Vlack	yes
Steve Hanrahan	abstained

**Discussion-** Future Regulations on Air Bnb’s & Short Term Vacation Rentals for the Town of New Fairfield. The Commission discussed stipulations for Short-Term rentals. This will be posted on the Town of New Fairfield website once it is approve by legal counsel.

**Discussion-** Pre-existing Nonconforming lots with existing coverage building/expanding within a setback & preexisting impervious coverage (Sec. 7.1) - Zoning Enforcement Officer Evan White spoke of preexisting and nonconforming lots and setbacks. He noted that he is working with both the Town Engineer and Legal Counsel and the possibility of grandfathering standards.

**Approval of Minutes**

**January 2, 2019**

Kevin Van Vlack made a motion to approve the minutes of the January 2, 2019 regular meeting as presented. Steve Hanrahan seconded the motion.

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-** Tabled until the February 6<sup>th</sup> meeting.

**Adjournment**

Kevin Van Vlack made a motion to adjourn the meeting at 8:46 pm. Joe Letizia seconded the motion  
**All in favor**

Respectfully submitted,  
Suzanne Kloos