

THE ZONING COMMISSION

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

REGULAR MEETING

MINUTES

Wednesday, February 6, 2019

7:30pm

New Fairfield Public Library Community Room

Present: John Brown, Gary Mummert (Alternate), Kevin Van Vlack and Town of New Fairfield Zoning Enforcement Officer Evan White. Chairman John Moran, Steve Hanrahan and Joe Letizia were not in attendance. Members of the public present: None

1. **Call to Order:** Vice Chairman Kevin Van Vlack called the meeting to order to at 7:30 pm and noted that Gary Mummert has been elevated to a full voting member for the purpose of this meeting.
2. **Public Comment:** None

BUSINESS ITEMS

1. **Inspection-** 5 High Trail- Zoning Enforcement Officer Evan White noted that neighbors at 35 Ridge Road would like a follow up inspection of this property. It was decided to have a special meeting for this once Chairman John Moran is back from vacation in March or April.
2. **Discussion-** AirBnB Regulations and Short Term Vacation rentals- The Commission decided to table this item at this time.
3. **Discussion-** Regulation 7.1.1.2-Pre-Existing non-conforming lots with setbacks- Evan White noted that the town has approved putting money in the budget in the amount of \$30,000 per year for two years to hire consultants for a review of all regulations. It was noted that regulations should be consistent with surrounding towns. There was a discussion of regulations for setbacks and impervious coverage.
4. **Discussion-** Updating Parking Regulations-Bank- It was decided to change the regulations just for banks at this time. The number of required parking spots for banks will be cut in half. There was a suggestion of possibly changing parking regulations everywhere in the future.
5. **Enforcement Actions**
 - Blighted properties- 7 Ithaca, 6 Darien and 14 Newfane
 - Illegal Business- 26 Middleton Drive
6. **Approval of Minutes**
 - November 13, 2018

Gary Mummert made a motion to approve the minutes of the November 13, 2018 special meeting as presented. John Brown seconded the motion.

John Brown	yes
Gary Mummert	yes
Kevin Van Vlack	yes

- January 23, 2019

John Brown made a motion to approve the minutes of the January 23, 2019 regular meeting as presented. Gary Mummert seconded the motion.

John Brown	yes
Gary Mummert	yes
Kevin Van Vlack	yes

Adjournment

Gary Mummert made a motion to adjourn the meeting at 7:43 pm. John Brown seconded the motion-**All in favor**

Respectfully submitted,
Suzanne Kloos