

**THE ZONING COMMISSION**

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

**REGULAR MEETING**

**MINUTES**

**Wednesday, April 3, 2019**

**7:30pm**

**New Fairfield Public Library Community Room**

Present: Chairman John Moran, John Brown, Tomas Kavaliauskas (Alternate), Joe Letizia, Gary Mummert (Alternate), Kevin Van Vlack and Town of New Fairfield Zoning Enforcement Officer Evan White. Steve Hanrahan was not in attendance. Members of the public present: Wayne Skelly and Bill Ditullo

1. **Call to Order:** Chairman John Moran called the meeting to order to at 7:30 pm.

2. **Public Comment:** Wayne Skelly and Bill Ditullo spoke of

**BUSINESS ITEMS**

1. **5 High Trail-**The Commission discussed a possible site walk of this location. It was noted that they are waiting on a letter from legal counsel.

2. **Accepting Special Permit (SP-19-002) 6 Westview Trails-Accessory Apartment; Section 3.1.2 (K) Applicant, C&C Home Finishing, LLC.-** A public hearing was set for May 1, 2019

3. **Site Plan (SP-19-001) 90 State Route 39-Addition to Candlewood Café; Section 4.1: Applicant David Bernardini-** This application was continued to May 1, 2019.

4. **Discussion-** Future Regulations on Air BnB's Short Term Vacation Rentals in the Town of New Fairfield. The Commission discussed regulations- Public Hearing was set for June 5, 2019- It was decided to send the final draft to legal counsel.

5. **Discussion-** Pre-existing Nonconforming Lots with existing coverage, building/expanding within a setback, & pre-existing Impervious Coverage (Sec. 7.1)- Public Hearing was set for June 5, 2019

6. **Approval of Minutes-** The approval of the March 6, 2019 and April 3, 2019 minutes will be on the May 1, 2019 agenda.

7. **Enforcement Actions**

- Fulton Drive
- 53 Bogus Hill Road
- 14 Great Meadow Road

**Adjournment**

John Moran made a motion to adjourn the meeting at approximately 8:30 pm. John Brown seconded the motion-**All in favor**