

THE ZONING COMMISSION

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

REGULAR MEETING

MINUTES

Wednesday, May 1, 2019

7:30pm

New Fairfield Public Library Community Room

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

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

2. **Public Comment:** None

PUBLIC HEARING

1. **Special Permit (SP-19-002)** 6 Westview Trails-Accessory Apartment; Section-3.1.2 (K), Applicant, C&C Home Finishing, LLC

BUSINESS ITEMS

1. **Special Permit (SP-19-002)** 6 Westview Trails-Accessory Apartment; Section-3.1.2 (K), Applicant, C&C Home Finishing, LLC

Jessica and Chris Costa from C&C Home Finishing, LLC spoke on behalf of the homeowner for 6 Westview Trail regarding the proposed addition of an accessory apartment of approximately 900 sq. feet. It was noted that the original house is approximately 1340 sq. feet. The applicants were told that they need to construct an exit door from the apartment and must provide sufficient parking.

Kevin Van Vlack made a motion to close the Public Hearing regarding SP-19-002- 6 Westview Trail. John Brown seconded the motion.

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

Kevin Van Vlack made a motion to approve Special Permit SP-19-002 for an accessory apartment for 6 Westview Trail with the stipulation that an exit door from the apartment is constructed and that adequate parking is provided. John Brown seconded the motion.

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

2. **Accepting (SP-19-005)**- 40 Old Road-Grading/Excavation occurring within 300 ft of the 440 Line; Section 6.4 (D)- Excavation, removal, filling and grading of earth material. Applicant, Michael Sekelsky.- A public hearing was set for June 5, 2019
3. **Accepting (P-19-001)**- Petition Zone R-88 Front Setback Requirement from 75 feet to a 50 feet, Front setback requirement. Section 3.0.2 (A+B) & 3.1.6 Minimum Building or Structure Setback (A). Applicant D+S Builders- There was a discussion of getting an 8-24 referral from the Planning Commission. A public hearing was set for June 5, 2019
4. **Site Plan (SI-19-003)**- 28 State Route 39 (Unit 14) 900 sq. ft. Tattoo, piercing, commercial graphic arts, art classes and retail jewelry shop; Section 4.1-Business/Commercial Applicant, Cheryl Hatch.

Applicants Cheryl Hatch and Robert Valle approached the commission and presented pictures of their proposed business. It was noted that there is sufficient parking and that the sign meets the conditions. The applicants were told that they cannot put up banners for the business. They will get permits from the Fire Marshal before opening.

Kevin Van Vlack made a motion to approve Site Plan SI-19-003 for 28 State Route 39 (Unit 14) for a tattoo, piercing, commercial graphic arts and retail jewelry shop, Section 4.1 Business/Commercial. Steve Hanrahan seconded the motion.

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

5. **Site Plan (SI-19-004)**- 3 State Route 39 (Unit 6)-838 sq. ft. Hair Salon; Section 4.1-Business/Commercial, Applicant Sonia Serrano

Applicant Sonia Serrano approached the commission with plans to open a three chair hair salon. It was noted that there is adequate parking for the location.

Kevin Van Vlack made a motion to approve Site Plan SI-19-004 for 3 State Route 39 (Unit 6) for an 838 sq foot hair salon; Section 4.1 Business/Commercial. Steve Hanrahan seconded the motion.

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

6. **Discussion-** Zoning Enforcement Office Evan White noted that there was a prior approval by the Zoning Commission allowing homeowners to have up to six chickens (no roosters) on their property. He spoke of a word document created by the former ZEO noting that chicken coops need a 100 ft setback from any property line. This approval was never put into the regulations. There was a discussion of the chickens and regulations for the coops. It was decided that going forward, there would be no such requirement for the chicken coops but instead the coops would be required to follow the setbacks for minor accessory units.

7. **Approval of Minutes**

Kevin Van Vlack made a motion to approve the minutes of the February 6, 2019 meeting as presented. John Brown seconded the motion.

John Brown	yes
Gary Mummert	yes
Kevin Van Vlack	yes

The March 6, 2019 meeting was cancelled.

Kevin Van Vlack made a motion to approve the minutes of the April 3, 2019 meeting as presented. John Brown seconded the motion.

John Brown	yes
Joe Letizia	yes
John Moran	yes
Gary Mummert	yes
Kevin Van Vlack	yes

8. **Enforcement Actions**

- 14 Fulton Drive
- 53 Bogus Hill Road
- 14 Great Meadow Road
- 20 Lake Drive South
- 1 Frisbee Street
- 20 Cloverleaf Drive

There will be a Public Hearing concerning regulations for Short term rentals at the June 5th meeting.

Kevin Van Vlack made a motion to add agenda item #8A “Discussion of Signs” to tonight’s agenda. Steve Hanrahan seconded the motion.

John Brown	yes
Joe Letizia	yes
John Moran	yes
Gary Mummert	yes
Kevin Van Vlack	yes

Discussion of Signs

Steve Hanrahan spoke of a letter that he sent to Town Attorney Neil Marcus (Cohen and Wolf) asking for clarification about sign regulations. He also referred to a return letter sent by Attorney Marcus. It was decided that this will be discussed further at a meeting in the near future.

Adjournment

Kevin Van Vlack made a motion to adjourn the meeting at 8:26 pm. Steve Hanrahan seconded the motion-**All in favor**