

**THE ZONING COMMISSION
Town of New Fairfield
New, Fairfield, CT 06812**

PUBLIC HEARING

MINUTES

Wednesday, September 11, 2019

7:30pm

Community Room at 33 Route 37

Present: Chairman John Moran, Steve Hanrahan, Tomas Kavaliauskas (Alternate), Joe Letizia, Gary Mummert (Alternate) and Kevin Van Vlack (arrived 7:40pm). Town of New Fairfield Zoning Enforcement Officer Evan White and Board member John Brown were not in attendance. Approximately 25 members of the public attended the Public Hearing.

- 1. Call to Order:** Chairman John Moran called the meeting to order to at 7:30 pm and noted that the purpose of this Public Hearing was to get feedback from the public regarding the proposed amendment to the regulation. It was explained that this regulation will only apply to short-term rentals of six days or less. Any rentals of 7 days or more do not require a permit. He noted that both Sherman and Ridgefield have banned short-term rentals. He explained the process for approving the amendment to Zoning Regulation Section 3.1.1 (G) Short Term Rentals. Once the Zoning Commission approves the amendment, it must go to the Planning Commission for a vote and positive referral. If the Planning Commission fails to give a positive referral, the Zoning Commission must have a 2/3 majority vote in order to approve this amendment.
- 2. Public Comment:** None

PUBLIC HEARING

John Moran read the proposed amendment:

Amendment to Zoning Regulations under Section 3.1.1 (G) Short Term Rentals are allowed provided that:

Definitions;

Short Term Rental-The leasing and/or use of a dwelling or residential site and/or structure or any portion thereof by a person or entity other than its fee title owner, for a term of six days or less.

Short Term Rentals are allowed provided that; the following requirements are met

- 1) Issuance of Zoning Permit pursuant section 8.5 based upon a site plan approved by the New Fairfield Zoning Commission in accordance of section 8.1.
- 2) The property owner must be in residence on the property or an abutting property.
- 3) Payment of a Zoning Permit which shall be \$500.00 dollars every 24 months.
- 4) Property owner must have certificate of Insurance for the Proposed Use.
- 5) Occupancy limitation is 2 people per bedroom.

Many members of the public asked questions of the commission regarding the proposed amendment. Specific topics discussed were ways to control noise and the number of cars parked in the streets, occupancy limitations, and the definition of abutting. There was a brief discussion of the definition of short term rentals being six days or less and the difference regarding the rentals of seven days or more. Any enforcement of not complying with the regulations would be from the Zoning Enforcement Officer and/or the Health Inspector.

This will be discussed further at the next Zoning Commission meeting of October 2nd at 7:30 pm in the New Fairfield Library Community Room. Any amendments approved would go into effect on January 1, 2020.

Adjournment- John Moran made a motion to adjourn the Public Hearing at 8:12 pm. Steve Hanrahan seconded the motion-**All in favor**