

THE ZONING COMMISSION

Town of New Fairfield

New, Fairfield, CT 06812

REGULAR MEETING

MINUTES

Wednesday, October 2, 2019

7:30pm

New Fairfield Public Library Community Room

Present: 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. Chairman John Moran was not in attendance.

- 1. Call to Order:** Vice Chairman Kevin Van Vlack called the meeting to order to at 7:35 pm.
- 2. Public Comment:** None

PUBLIC HEARING

1. Special Permit SP-19-012-24 Sunset Drive- Grading/Excavation occurring within 300ft. of the 440 Line; Section 6.4 (D)-Excavation, removal, filling, and grading of earth material in order to perform construction activities as directed by the Superior Court and First Light Corrective Action Permit. Applicant-Dr. Allan Stewart

Landscape Architect Abigail Adams spoke on behalf of the applicant Dr. Allan Stewart. She showed pictures and survey of the property and discussed the plans. She spoke of a retaining wall and patio and hot tub. The retaining wall will be moved to above the 440 boundary. The existing hot tub and patio will not be replaced.

Robert Iacavo (26 Sunset Drive) asked about setbacks and the retaining wall. It was noted that a variance is only necessary for retaining walls that are over 6 feet in height. All the plans have been approved by the Inlands/Wetlands Commission and First Light.

Steve Hanrahan made a motion to close Public Hearing for Special Permit SP-19-012-24 Sunset Drive. Joe Letizia seconded the motion.

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

2. Special Permit SP-19-013- 3 Hillside Drive- Section 3.1.2- Special Permit Uses (K) accessory apartment. Applicant would like to construct an addition to the right of their existing dwelling to incorporate a 990sq. ft. accessory apartment for In-laws. Applicant Joseph and Meredith Yorio.

Steve Hanrahan made a motion to continue Public Hearing for Special Permit SP-19-013-3 Hillside Drive. Joe Letizia seconded the motion.

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

BUSINESS ITEMS

1. Special Permit SP-19-012- 24 Sunset Drive-Grading/Excavation occurring within 300 ft. of the 440 Line; Section 6.4 (D)-Excavation, removal, filling and grading of earth material in order to perform construction activities as directed by the Superior Court and First Light Corrective Action Permit. Applicant- Dr. Allan Stewart.

Steve Hanrahan made a motion to approve Special Permit SP-19-012 (24 Sunset Drive) with the stipulations:

- Plans must be submitted on a 6 month schedule
- All dumpsters and construction equipment must remain on the property
- The hot tub will be removed until a further permit is received.
- There will be a revised plan showing the height of the retaining walls
- All necessary town permits will be received. Joe Letizia seconded the motion.

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

2. Generator Regulation discussion

Zoning Enforcement Officer Evan White spoke of permanent generators and noted that cabinets are considered minor accessory structures. There was a brief discussion among of how the cabinets should be regulated. The commission members will research regulations of surrounding towns for ideas.

3. Approval of Minutes

Steve Hanrahan made a motion to approve the minutes of the September 4, 2019 meeting as presented. Joe Letizia seconded the motion.

Steve Hanrahan	yes
Tomas Kavaliauskas	
Joe Letizia	yes
Kevin Van Vlack	yes

Steve Hanrahan made a motion to approve the minutes of the September 11, 2019 Public Hearing as presented. Joe Letizia seconded the motion.

Steve Hanrahan	yes
Tomas Kavaliauskas	
Kevin Van Vlack	yes

4. Enforcement Actions

- 20 Cloverleaf
- 14 Great Meadow
- 40 Fulton
- 5 & 6 Darien Road
- Illegal sign at 79 Route 39

5. Adjournment- Steve Hanrahan made a motion to adjourn the meeting at 8:15 pm. Joe Letizia seconded the motion-**All in favor**