

THE ZONING COMMISSION

Town of New Fairfield

New, Fairfield, CT 06812

SPECIAL MEETING

MINUTES

Monday, December 23, 2019

7:30pm

New Fairfield Public Library Community Room

Present: Chairman John Moran, Shane Cosentino, Steve Hanrahan Tomas Kavaliauskas (Alternate), Gary Mummert (Alternate), Kevin Van Vlack and Town of New Fairfield Zoning Enforcement Officer Evan White. Joe Letizia was not in attendance.

Call to Order: Chairman John Moran called the meeting to order to at 7:31 pm. He noted that Gary Mummert and Tomas Kavaliauskas will be voting for purposes of this meeting.

Public Comment: None

PUBLIC HEARING

1. Petition 19-005; Amendment to Zoning Regulations under Section 3.1.1 (G) Short Term Rentals- Kevin Van Vlack read the proposed amendment to Zoning Regulations under Section 3.1.1 (G) Short Term Rentals. Chairman John Moran noted that these amendments received a positive referral from both the Planning Commission and the Regional Council of Government for WESTCOG. As per state statute this amendment was published as a legal notice in the *Town Tribune*. It was noted that these regulations would only apply to rentals of six days or less. It was noted that these regulations would most likely go into effect in March 2020.

Kevin Van Vlack read a letter from a resident regarding the proposed regulations and noted that these regulations would not solve the problems caused by short-term rentals and noted that town ordinances would be the most effective way to solve the problems. It was noted that it is not the purview of the Zoning Commission to set town ordinances.

Resident Jordan Black asked if it was possible to make any exceptions to the proposed regulations. It was noted that regulations must be followed to the letter of the law and exceptions cannot be made.

Resident John Cotumccio noted that he agreed with the proposed amendments to the regulations but concerned that there may be homeowners that find loopholes. It was noted that complaints must be in writing to the Zoning Enforcement Officer.

Zoning Commission meeting
December 23, 2019

Resident Rich Fanning suggested that the commission received a complaint, they should direct the person making the complaint to speak to the homeowner first to see if the problem can be resolved amicably.

Kevin Van Vlack made a motion to continue the Public Hearing for Petition 19-005; Amendment to Zoning Regulation under Section 3.1.1 (G) Short Term Rentals until January 8, 2020. Steve Hanrahan seconded the motion.

Steve Hanrahan	Yes
Tomas Kavaliauskas	Yes
John Moran	Yes
Gary Mummert	Yes
Kevin Van Vlack	Yes

BUSINESS ITEMS

1. Petition 19-005; Amendment to Zoning Regulations under Section 3.1.1 (G) Short Term Rentals

Approval of minutes

Kevin Van Vlack made a motion to approve the minutes of the November 6, 2019 meeting as presented. Gary Mummert seconded the motion.

Tomas Kavaliauskas	Yes
John Moran	Yes
Gary Mummert	Yes
Kevin Van Vlack	Yes

Enforcement Actions- Will be discussed at the next Zoning Board meeting of January 8th.

Adjournment- Kevin Van Vlack made a motion to adjourn the meeting at 8:00 pm. Gary Mummert seconded the motion-**All in favor**