

**THE ZONING COMMISSION**  
**Town of New Fairfield**  
**New, Fairfield, CT 06812**  
**REGULAR MEETING**  
**MINUTES**  
**Wednesday, May 6, 2020**  
**7:30pm**  
**Virtual meeting via Zoom**

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

Network Administrator Paul Gouveia gave a brief overview of the rules and procedures for having a virtual meeting

**Call to Order:** Chairman John Moran called the meeting to order at 7:30 pm and noted that Vice Chairman Kevin Van Vlack will run the meeting. He noted that Tomas Kavaliauskas will be voting for purposes of this meeting.

**Public Comment:** None

**PUBLIC HEARING**

1. Special Permit –SP-20-004 Special Permit for 240 Ball Pond Road State Route 39 under Section 3.1.2 (K) Special Permit –Accessory Apartment. Applicant-Ronald Strol

Applicant Ronald Strol spoke of the special permit for an accessory apartment at 240 Ball Pond Road State Route 39 and showed the signed affidavit noting that he gives the ZEO access to inspect the apartment when necessary. The affidavit also confirms that the owner will occupy either the principal dwelling or the accessory apartment. ZEO Evan White confirmed that there was approval from the Health Department and that the apartment was under 1000 square feet and that there is access from both the outside and from the primary dwelling and there is sufficient parking.

**MOTION:** Tomas Kavaliauskas made a motion to close the public hearing for Special Permit-SP-20-004; for 240 Ball Pond Road-Special Permit Accessory Apartment. - Applicant Ronal Strol. Steve Hanrahan seconded the motion.

Shane Cosentino	Yes
Steve Hanrahan	Yes
Tomas Kavaliauskas	Yes
John Moran	Yes
Kevin Van Vlack	Yes

2. Special Permit –SP-20-005 Special Permit for 117 State Route 39 under Section 3.1.2 (K) Special Permit –Accessory Apartment. Applicant-Ronald Strol

Applicant Ronald Strol spoke of the special permit for an accessory apartment at 117 State Route 39 and read the signed affidavit noting that he gives the ZEO access to inspect the apartment when necessary. The affidavit also confirms that the owner will occupy either the principal dwelling or the accessory apartment.

**MOTION:** Steve Hanrahan made a motion to close the public hearing for Special Permit-SP-20-005; for 117 State Route 39-Special Permit Accessory Apartment. - Applicant Ronal Strol. Tomas Kavaliauskas Steve Hanrahan seconded the motion.

Shane Cosentino	Yes
Steve Hanrahan	Yes
Tomas Kavaliauskas	Yes
John Moran	Yes
Kevin Van Vlack	Yes

3. Special Permit –SP-20-008 Special Permit for 1 Saw Mill Road under Section 3.1.2 (K) Special Permit Accessory Apartment & Section 4.1.2 (F) Special Permit Uses/Mixed Use. Applicant-Peter Young

Applicant Peter Young spoke of the special permit for an accessory apartment at 1 Saw Mill Road. He noted that he obtained a variance from the Zoning Board of Appeal and a B-100 has been done to show that the septic is suitable for the property. The parking is sufficient for this property. He spoke of the uses of the apartment. ZEO Evan White noted that the only thing needed is a notarized document giving the ZEO access to inspect the apartment every two years.

**MOTION:** Steve Hanrahan made a motion to close the public hearing for Special Permit-SP-20-008; for 1 Saw Mill Road. - Applicant Peter Young. Tomas Kavaliauskas seconded the motion.

Shane Cosentino	Yes
Steve Hanrahan	Yes
Tomas Kavaliauskas	Yes
John Moran	Yes
Kevin Van Vlack	Yes

**BUSINESS ITEMS**

1. SP-20-004; Special Permit for 240 Ball Pond Road under Section 3.1.2 (K) Special Permit- Accessory Apartment, Applicant-Ronal Strol.

**MOTION:** Steve Hanrahan made a motion to approve the application for Special Permit-SP-20-004; for 240 Ball Pond Road-Special Permit Accessory Apartment provided that any owner notifies the town upon sale of the property. Tomas Kavaliauskas seconded the motion.

Shane Cosentino	Yes
Steve Hanrahan	Yes
Tomas Kavaliauskas	Yes
John Moran	Yes
Kevin Van Vlack	Yes

- SP-20-005; Special Permit for 117 State Route 39 under Section 3.1.2 (K) Special Permit –Accessory Apartment. Applicant-Ronald Strol

**MOTION:** Steve Hanrahan made a motion to approve Special Permit-SP-20-005; for 117 State Route 39-Special Permit Accessory Apartment provided that any owner notifies the town upon sale of the property. Tomas Kavaliauskas seconded the motion.

Shane Cosentino	Yes
Steve Hanrahan	Yes
Tomas Kavaliauskas	Yes
John Moran	Yes
Kevin Van Vlack	Yes

It was noted that the driveway will be paved at this property.

- SP-20-008; Special Permit for 1 Saw Mill Road under Section 3.1.2 (K) Special Permit Accessory Apartment & Section 4.1.2 (F) Special Permit Uses/Mixed Use. Applicant-Peter Young

It was noted that this conforms with all the regulations and there has been a sign off from the Health Department.

**MOTION:** Steve Hanrahan made a motion to accept Special Permit-SP-20-008; for 1 Saw Mill Road under Section 3.1.2 (K) Special Permit Accessory Apartment & Section 4.1.2 (F) Special Permit Uses/Mixed Use. Applicant-Peter Young provided that there is a letter from the Fire Marshal and a letter from the applicant giving permission for the ZEO to inspect the apartment every two years. Tomas Kavaliauskas seconded the motion.

Shane Cosentino	Yes
Steve Hanrahan	Yes
Tomas Kavaliauskas	Yes
John Moran	Yes
Kevin Van Vlack	Yes

- SP-20-010; Special Permit for 16 Windmill Road under Section 6.4 Special Permit for significant amount of site work within 300 feet of the 440 line. Applicant-Kenneth G. Johnson

**MOTION:** Tomas Kavaliauskas made a motion to accept Special Permit-SP-20-010; for 16 Windmill Road under Section 6.4 Special Permit for significant amount of site work within 300 feet of the 440 line for Wednesday, June 3, 2020. Applicant-Kenneth G. Johnson. Steve Hanrahan seconded the motion.

Shane Cosentino	Yes
Steve Hanrahan	Yes
Tomas Kavaliauskas	Yes
John Moran	Yes
Kevin Van Vlack	Yes

5. SP-20-011; Special Permit for Aquarian Water Company’s upgrade to existing treatment plant under Section 3.1.2 (A). Applicant-Snyder Engineering

**MOTION:** Steve Hanrahan made a motion to accept Special Permit-SP-20-011; Special Permit for Aquarian Water Company’s upgrade to existing treatment plant under Section 3.1.2 (A). Applicant-Snyder Engineering. Tomas Kavaliauskas seconded the motion.

Shane Cosentino	Yes
Steve Hanrahan	Yes
Tomas Kavaliauskas	Yes
John Moran	Yes
Kevin Van Vlack	Yes

6. SP-20-012; Site Plan for 130 State Route 37 (New Fairfield Medical) for a permanent freestanding business sign under Section 6.3 signs. Applicant-New Fairfield Medical

Wayne Skelly spoke on behalf of the applicant and showed pictures of the proposed sign. ZEO Evan White noted that this sign meets all the size requirements. He spoke of the requirement that free standing signs require landscaping on the base and spoke of the proposal to put bricks on the base instead. Members of the commission thought the bricks looked appropriate.

**MOTION:** Steve Hanrahan made a motion to accept SP-20-012; Site Plan for 130 State Route 37 (New Fairfield Medical) for a permanent freestanding business sign under Section 6.3 signs. Applicant-New Fairfield Medical. Tomas Kavaliauskas seconded the motion.

Shane Cosentino	Yes
Steve Hanrahan	Yes
Tomas Kavaliauskas	Yes
John Moran	Yes
Kevin Van Vlack	Yes

**Discussion of Generator Regulations/Mechanical Equipment-** ZEO Evan White spoke of the definitions and requirements for generators and buildings. There was a brief discussion of the amount of buffer zone for these. There will be a Public Hearing for this at the July meeting. There was a discussion of the possibility of having a special meeting in order to have enough time to get it on the July agenda.

**Approval of minutes**

Steve Hanrahan made a motion to approve the minutes of the March 4, 2020 meeting as presented. Tomas Kavaliauskas seconded the motion.

Shane Cosentino	Yes
Steve Hanrahan	Yes
Tomas Kavaliauskas	Yes
Gary Mummert	Yes
Kevin Van Vlack	Yes

The April 1, 2020 Zoning Commission meeting was cancelled due to COVID 19.

**Enforcement Actions**

- 60 Sawmill
- 11 Picket (Ball Pond)- 18 rentals in single family house.
- 347 Ball Pond Road
- 64 Ingelnook
- 11 Southview

**Adjournment**- Kevin Van Vlack made a motion to adjourn the meeting at 8:33 pm. Steve Hanrahan seconded the motion-**All in favor**

Received by Email on 5/13/2020 @ 12:36 pm  
by Pamela J. Dohan, Town Clerk, New Fairfield