

**THE ZONING COMMISSION**

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

**SPECIAL MEETING**

**MINUTES**

**Tuesday, May 26, 2020**

**5:30pm**

**Virtual meeting via Zoom**

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

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

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

**Public Comment:** None

**BUSINESS ITEMS**

**Accepting Zoning Regulations Petition P-20-001; Applicant-New Fairfield Zoning Commission**

Mechanical Equipment-Equipment designed to serve a building, dwelling, or similar structure for the purpose of providing utilities, such as fuel, heat, cooling, and electricity.

There was a discussion of the proposed regulations specifically giving the ZEO latitude with odd shaped lots and the maximum size of the dwelling and the optimal setbacks.

**MOTION:** Steve Hanrahan made a motion to accept the following definition for the proposed amendment to the regulation. Tomas Kavaliauskas seconded the motion.

Amendment to proposed regulation: Mechanical Equipment shall have a minimum set back of 10 feet from all property lines in both residential and nonresidential districts. Location of such equipment must be placed behind the front building plane and all Mechanical Equipment under 500 square feet would be exempt from impervious coverage. Zoning Enforcement Officer has the discretion of locations of generators placed on odd shaped lots.

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

**P-20-002; Proposed regulation to be added under Section 3.1.3-Accessory Uses (K) Chickens-Applicant New Fairfield Zoning Commission**

Zoning Enforcement Officer Evan White noted that chicken coops were approved approximately seven or eight years ago but the approval was never put in the regulations. There was a brief discussion of the optimal regulations for chickens.

**MOTION:** Steve Hanrahan made a motion to accept the following definition for P-20-002; proposed regulation to be added under Section 3.1.3- Accessory Uses (K) Chickens. Shane Cosentino seconded the motion.

The New Fairfield Zoning Commission has indicated that it will allow up to a maximum of six (6) chickens on a lot. No Roosters are permitted. All chicken coops must remain under 10 feet in height. All coops less than 100 square feet will not impact impervious coverage, or take away from allotted square footage of minor accessory structures on the property. All chicken coops must be located behind the front plane of the dwelling and be located no closer than 10 feet from all property lines in all districts.

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

**Adjournment**- Steve Hanrahan made a motion to adjourn the meeting at 6:24 pm. Tomas Kavaliauskas seconded the motion-**All in favor**