

THE ZONING COMMISSION
Town of New Fairfield
New, Fairfield, CT 06812
REGULAR MEETING
MINUTES
Wednesday, June 3, 2020
7:30pm
Virtual meeting via Zoom

Present: Chairman John Moran, Steve Hanrahan, Tomas Kavaliauskas (Alternate), Kevin Van Vlack and Town of New Fairfield Zoning Enforcement Officer Evan White. Shane Cosentino, 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: Chairman John Moran called the meeting to order at 7:30 pm. Tomas Kavaliauskas was elevated to a full member for the purpose of this meeting.

Public Comment: None

PUBLIC HEARING

1. Special Permit –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

Applicant Kenneth Johnson gave a brief description of the project and showed an A-2 survey of the property. He noted that all the work that will done is replacing existing structures which includes concrete retaining walls. The walls will be replaced with structural paver retaining walls and the walkways will be replaced with interlocking pavers. Zoning Enforcement Officer Evan White spoke of the need for a special permit and noted that the applicant will not be exceeding the existing coverage. Inlands/Wetlands approval has already been received for this project.

MOTION: Kevin Van Vlack made a motion to close the public hearing for Special Permit-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. Steve Hanrahan seconded the motion.

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

2. Special Permit –SP-20-011 Special Permit for Aquarian Water Company’s upgrade to Existing Treatment Plant under Section 3.1.2 (A)-Special Permit – Applicant-Snyder Civil Engineering, LLC

Chairman John Moran noted that before this application is accepted, he would like the commission to meet with a representative from the firm to see a landscape plan and to determine the color of the building on Rita Drive. Zachary Kuegler from Snyder Engineering spoke on behalf of Snyder Civil Engineering and gave a brief description of the plan and showed plans for the proposed building. Neighbor Jack Moore explained that his house borders the watershed and asked about the 8 foot chain link fence. Mr. Kuegler clarified that it will be six feet tall and galvanized with black paint. Chairman Moran noted that he is in agreement with the color and landscape plan.

MOTION: Kevin Van Vlack made a motion to close the public hearing for Special Permit-SP-20-011 Special Permit for Aquarian Water Company’s upgrade to Existing Treatment Plant under Section 3.1.2 (A)-Special Permit – Applicant-Snyder Civil Engineering, LLC. Tomas Kavaliauskas seconded the motion.

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

BUSINESS ITEMS

1. Special Permit –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: Kevin Van Vlack made a motion to approve the application for Special Permit-P-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 with the stipulation that any outstanding work or necessary permits with the Town is completed. Tomas Kavaliauskas seconded the motion.

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

2. Special Permit –SP-20-011 Special Permit for Aquarian Water Company’s upgrade to Existing Treatment Plant under Section 3.1.2 (A)-Special Permit – Applicant-Snyder Civil Engineering, LLC

MOTION: Kevin Van Vlack made a motion to approve SP-20-011 Special Permit for Aquarian Water Company’s upgrade to Existing Treatment Plant under Section 3.1.2 (A)-Special Permit – Applicant-Snyder Civil Engineering, LLC. Tomas Kavaliauskas seconded the motion.

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

3. SP-20-013; Special Permit for Aquarian Water Company upgrade existing well station under Section 3.1.2 (A)-Special Permit Applicant-Snyder Civil Engineering, LLC.

MOTION: Kevin Van Vlack made a motion to accept Special Permit for Aquarian Water Company upgrade existing well station under Section 3.1.2 (A)-Special Permit Applicant-Snyder Civil Engineering, LLC for the July 8, 2020 meeting. Tomas Kavaliauskas seconded the motion.

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

Approval of minutes

Kevin Van Vlack made a motion to approve the minutes of the May 6, 2020 meeting as presented. Tomas Kavaliauskas seconded the motion.

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

Enforcement Actions

- 60 Sawmill
- 222 Ball Pond Road
- 12 Picket (Ball Pond)- 18 rentals in single family house.
- 32 Possum Drive
- 15 Pondfield Road

Adjournment- Kevin Van Vlack made a motion to adjourn the meeting at approximately 7:58 pm. Tomas Kavaliauskas seconded the motion-**All in favor**