

THE ZONING COMMISSION

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

REGULAR MEETING

MINUTES

Wednesday, July 8, 2020

7:30pm

Virtual meeting via Zoom

Present: Chairman John Moran, Shane Cosentino, Steve Hanrahan, Tomas Kavaliauskas (Alternate), Kevin Van Vlack and Town of New Fairfield Zoning Enforcement Officer Evan White. 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: Many residents of Pondfield Road expressed their concerns of an alleged illegal boarding house located at 15 Pondfield Road. There was a petition signed by 19 residents of Pondfield Road expressing concerns. Chairman John Moran asked that this petition be sent to the ZEO. Zoning Enforcement Officer Evan White spoke of the timeline for inspections and noted that the renters are family members. Mr. White will ask for proof of this and continue to do inspections and due diligence regarding this property.

PUBLIC HEARING

1. SP-20-013; Special Permit for Aquarian Water Company Upgrade Existing Well Station for 00 Heron view Road- under Section 3.1.2 (A)-Special Permit Application-Snyder Civil Engineering, LLC.

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.

MOTION: Steve Hanrahan made a motion to close the public hearing for Special Permit-SP-20-013 Special Permit for Aquarian Water Company Upgrade Existing Well Station for 00 Heron view Road- under Section 3.1.2 (A)-Special Permit Application-Snyder Civil Engineering, LLC. Kevin Van Vlack seconded the motion.

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

2. Zoning Regulation Petition-P-20-001; Proposed Regulation to be added –Section 3.0.11-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. Applicant-New Fairfield Zoning Commission.

Zoning Enforcement Officer Evan White gave a brief history of the definition of mechanical equipment and noted that many residents have added generators since the May 2018 storm. There was a discussion of the best regulations for these buildings and the regulations for neighboring towns.

MOTION: Kevin Van Vlack made a motion to close the public hearing for Zoning Regulation Petition-P-20-001; Proposed Regulation to be added –Section 3.0.11-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. Applicant-New Fairfield Zoning Commission. Shane Cosentino seconded the motion.

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

3. Zoning Regulation Petition P-20-002; Proposed Regulation to be added under Section 3.1.3-Accessory Uses (K)-Chickens. 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. Applicant-New Fairfield Zoning Commission.

Zoning Enforcement Officer Evan White noted a maximum of six chickens became permissible in New Fairfield in 2013 but were never put in the regulations. He noted that he has received many requests from residents asking to increase the number of chickens allowed.

Resident Stefanie Marlow gave a brief statement of the logistics of raising chickens and the amount of eggs and the time frame the chickens produce eggs. The following residents spoke in favor of increasing the number of permissible chickens. Stefanie Marlow, Selectman Kim Hanson, Don Kellogg, Joey Lopez, Rory Languth, Kevin Ahern, Jonathan Donovan, Scott and Courtney Morits.

There was a brief discussion of the proposed regulations regarding chickens by the members of the Zoning Commission. Vice Chairman Kevin Van Vlack spoke of his background as an owner of chickens and noted that he supports the idea of having a sliding scale for the amount of chickens that can be owned based on the size of the property. He spoke of how Zoning Regulations are in place to protect neighbors of chicken owners that may not follow the rules. It was decided that more research needs to be done on this and it was best to continue this until the next regular meeting of August 5.

MOTION: Kevin Van Vlack made a motion to continue the approval of Zoning Regulation Petition P-20-002; Proposed Regulation to be added under Section 3.1.3-Accessory Uses (K)-Chickens. 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. Applicant-New Fairfield Zoning Commission. Steve Hanrahan seconded the motion.

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

BUSINESS ITEMS

SP-20-013; Special Permit for Aquarian Water Company Upgrade Existing Well Station for 00 Heron view Road- under Section 3.1.2 (A)-Special Permit Application-Snyder Civil Engineering, LLC.

Kevin Van Vlack made a motion to approve Special Permit SP-20-013 Special Permit for Aquarian Water Company Upgrade Existing Well Station for 00 Heron view Road- under Section 3.1.2 (A)-Special Permit Application-Snyder Civil Engineering, LLC. Shane Cosentino seconded the motion.

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

P-20-001; Zoning Regulation Petition-Proposed Regulation to be added –Section 3.0.11-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. Applicant-New Fairfield Zoning Commission.

MOTION: Kevin Van Vlack made a motion to approve Zoning Regulation Petition-P-20-001; Proposed Regulation to be added –Section 3.0.11-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. Applicant-New Fairfield Zoning Commission. Shane Cosentino seconded the motion.

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

Discussion of Affordable housing

Chairman John Moran spoke of a committee in town to add more affordable housing for seniors citizens. He asked that the Zoning Commission look into rezoning a section by the October House and the adjacent area into affordable housing. This portion of town would meet the requirement that affordable housing be within a certain distance of the center of town. This will be discussed further at the next regular Zoning Commission meeting.

Approval of minutes

Kevin Van Vlack made a motion to approve the minutes of the May 26, 2020 meeting as presented. Steve Hanrahan seconded the motion.

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

Kevin Van Vlack made a motion to approve the minutes of the June 3, 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
- 31 Madeline Drive
- 26 Middleton Drive
- 22 Lake Drive South
- 32 Possum Drive
- 6 Darien Road
- 11 Pickett Road
- 2 Coolidge Street

Adjournment- Kevin Van Vlack made a motion to adjourn the meeting at 9:04 pm. Steve Hanrahan seconded the motion-**All in favor**

Received by Email on 7/15/2020 @ 7:33 pm
by Pamela J. Dohan, Town Clerk, New Fairfield