

**THE ZONING COMMISSION**

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

**REGULAR MEETING**

**MINUTES**

**Wednesday, September 2, 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:** None

**PUBLIC HEARING**

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

There was a discussion among the members of the Zoning Commission as to the fairest way to allow chickens for personal use in New Fairfield. Some members expressed concerns as to how this would negatively affect neighbors of chicken owners due to too little yard space, potential for diseases, waste in the yards and the possibility of chickens roaming outside of their yards. There are currently no regulations regarding chickens but six chickens were the amount that has been allowed recently. It was noted that egg production slows down as the chickens age so in order to get the optimal amount of eggs, chickens will need to be replaced as they get older. Owners have claimed to be attached to the chickens and don't want to get rid of older chickens that don't produce eggs. It was noted that most sellers will only sell six at a time.

There was a suggestion that the chicken coops be required to be set back from the neighbors house. There was an additional discussion about the size of the property and it was suggested that properties of over an acre be allowed to have up to six chickens and owners with smaller properties must come before the board for permission. It was decided that Chairman John Moran, Vice Chairman Kevin Van Vlack and Zoning Enforcement Officer Evan White work to draw up proposed regulations to bring before the Board in the near future.

**MOTION:** Kevin Van Vlack made a motion to close Public Hearing Zoning Regulation Petition P-20-002: Proposed Regulation to be added under Section 3.1.3-Accessory Uses (K)-Chickens. Applicant-New Fairfield Zoning Commission. Shane Cosentino seconded the motion.

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

**BUSINESS ITEMS**

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

**Discussion of Multi-Family Elderly Housing**

Chairman John Moran asked for public input regarding the consideration of Multi-Family Elderly Housing. The following people spoke:

- Anita Brown (Commission on the Aging member and Chairman of the COA housing subcommittee) spoke of the increasing number of active seniors in town and the need for affordable elderly housing.
- Maureen Salerno (Commission on the Aging Chairman) spoke of the Senior needs assessment that was conducted by the Commission on the Aging in October 2019. This survey showed that many respondents would be interested in affordable housing and many would be in favor of affordable housing even if they don't qualify themselves.
- Director of Senior Services Kathy Hull thanked all volunteers for the boards and commissions in towns. She spoke in favor of the proposed affordable elderly housing and noted that she receives many calls from residents looking for affordable elderly housing either for themselves or relatives. She must refer them to surrounding towns.

There was a discussion of condominiums in town available for residents 55 and over. Kathy Hull noted that these condos serve a purpose but there are still many residents that are unable to afford them. It was noted that there are some restrictions regarding apartments since they run on septic systems. Maureen Salerno noted that there are many properties in town that would be appropriate for this project and encouraged Zoning Board members to look for a solution. This topic will be continued in future meetings.

**MOTION:** Kevin Van Vlack made a motion to accept Special Permit SP-20-015 Special Permit for 31 Madeline Drive regrading and resloping of building lot prior to obtaining building and zoning permits-Section 6.44-Applicant Asim Alimi for October 7, 2020. Tomas Kavaliauskas seconded the motion.

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

Zoning Enforcement Officer Evan White noted that work has been done on this property without permits. Engineers are working on plans in order to obtain permits.

**MOTION:** Kevin Van Vlack made a motion to approve SI-20-016-Site Plan for 90 State Route 39-for an additional bump out of 56 square feet to the existing footprint off of Candlewood Cafe with no additional employees with the stipulation that building and fire sign offs are approved. Section 4.0-Business/Commercial. Applicant David Bernardini. Steve Hanrahan seconded the motion.

Shane Cosentino	Yes
Steve Hanrahan	Yes
Tomas Kavaliauskas	No
John Moran	Yes
Kevin Van Vlack	Yes

Applicant David Bernardini spoke of the addition of 56 square feet for Candlewood Cafe and showed plans. There was a discussion of concerns with vehicles parking across the street. Evan White noted that the Health Department has no issues with this addition.

**Approval of minutes**

Kevin Van Vlack made a motion to approve the minutes of the July 8, 2020 meeting as presented. Steve Hanrahan seconded the motion.

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

**Enforcement Actions**

- 60 Sawmill
- 31 Madeline Drive
- 26 Middleton Drive
- 6 Darien Road
- 57 Saw Mill Road
- 5 Sylvan Road

Evan White spoke of a letter from Town Attorney Neil Marcus regarding his inspection of 15 Pondfield Road in response to numerous complaints from a neighbor. It was noted that through many inspections, nothing was found to be illegal and all activity fell within the Zoning Regulations. This letter will be filed with the Town Clerk.

**Adjournment**- Kevin Van Vlack made a motion to adjourn the meeting at 8:46 pm. Shane Cosentino seconded the motion-**All in favor**