

**THE ZONING COMMISSION**

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

**REGULAR MEETING**

**MINUTES**

**Wednesday, October 7, 2020**

**7:30pm**

**Virtual meeting via Zoom**

Present: Chairman John Moran, Shane Cosentino, Steve Hanrahan, Tomas Kavaliauskas (Alternate), Gary Mummert (Alternate), 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. Tomas Kavaliauskas was elevated to a full member for the purpose of this meeting.

**Public Comment:** None

**PUBLIC HEARING**

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

Neighbor Doug Jendras spoke of the cliff on the property and asked if there would be a temporary fence put up to avoid accidents. Chairman John Moran noted that the ZEO and Town Engineer will be meeting at the property tomorrow and will make a determination whether or not a fence is necessary.

**MOTION:** Kevin Van Vlack made a motion to continue Public Hearing until November 4, 2020 for Special Permit SP-20-015 for 31 Madeline Drive regrading and resloping of building lot prior to obtaining building and zoning permits-Section 6.44-Applicant Asim Alimi. Steve Hanrahan seconded the motion.

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

**BUSINESS ITEMS**

Public Hearing-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- continued to November 4, 2020.

**Discussion of Multi-Family Housing**

Chairman John Moran noted that the Planning Commission would also need to recommend any approvals for Multi-Family Housing. It was decided that Zoning Enforcement Officer Evan White will coordinate a joint meeting with the Planning Commission Chairman.

**Discussion of proposed Chicken and Chicken Coop regulations**

John Moran noted that he met with Vice Chairman Kevin Van Vlack to further discuss proposed regulations regarding chickens and chicken coops. They made the following suggestions:

- Property owners with 1-2 acres could have up to 12 chickens.
- No roosters or other poultry animals or fowl are permitted.
- Chickens must be confined to the rear of the property.
- Setbacks of 10 feet are required if there is no adjacent property. If there is an adjacent property, then there must be a 20 foot setback.
- Manure must be deposited in a proper way.
- The chickens are for personal use only. Eggs, chickens and manure cannot be sold. Breeding of chickens is not allowed.
- Properties of over 3 acres can apply to designate the property as a farm.

There was a brief discussion of how many chickens should be allowed on a smaller non-conforming lot. It was decided that John Moran and Kevin Van Vlack will continue to meet and discuss this further at future meetings.

**Other**

There was a brief discussion of the increasing number of campers in town and the regulations for campers.

**Approval of minutes**

Kevin Van Vlack made a motion to approve the minutes of the September 2, 2020 meeting as presented. Shane Cosentino 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
- 6 Darien Road

- 57 Saw Mill Road
- 5 Sylvan Road
- 99 Ball Pond Road
- 19 Lake Drive South

Evan White spoke of 15 Pondfield Road in response to complaints from neighbors. It was noted that through many inspections, nothing was found to be illegal and all activity fell within the Zoning Regulations.

Evan White noted that any Air Bnb properties that advertise for less than a six day rental and don't have a permit will receive a soft letter noting that they must apply for a permit within 15 days.

**Adjournment**- Kevin Van Vlack made a motion to adjourn the meeting at 8:25 pm. Tomas Kavaliauskas seconded the motion-**All in favor**

Received by Email on 10/13/2020 @ 10:34 am  
By: Holly Z. Smith, Asst. Town Clerk, New Fairfield