

**THE ZONING COMMISSION**

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

**REGULAR MEETING**

**MINUTES**

**Wednesday, November 4, 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 and Town Counsel Neil Marcus. Joe Letizia was not in attendance.

**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 concerns of an illegal boarding house at 15 Pondfield Road and the possibility of a lot of unrelated people living together. Members of the Zoning Commission and ZEO Evan White noted that there is not sufficient evidence to claim that this is an illegal boarding house.

**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

**MOTION:** Kevin Van Vlack made a motion to close Public Hearing 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. Tomas Kavaliauskas seconded the motion.

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

**BUSINESS ITEMS**

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and resloping of building lot prior to obtaining building and zoning permits-Section 6.44-Applicant Asim Alimi- withdrawn by the applicant

Evan White noted that the applicant must submit an affidavit within 7 days noting that they will be back within 60 days with all the necessary documentation. If no affidavit is received within 7 days, the ZEO will issue a cease and desist order for the property.

**Discussion of final draft of new proposed Chicken and Chicken Coop Regulations**

Vice Chairman Kevin Van Vlack spoke of a draft of regulations for the ownership of chickens and coops. This regulation will be under Section 3.1.3K. He noted that these regulations would only allow hens and would allow up to 12 chickens in the R44 and R88 zones. Smaller nonconforming lots and those less than 1 acre would be allowed 6 chickens at a time. It was decided that ducks would be permitted but no other fowl are allowed in this regulation.

The commission discussed sizes and set backs for Chicken Coops. It was decided that only one coop is permitted per property.

It was decided that chickens can be for personal use only and no selling of eggs or chickens is permitted.

**Site Plan SI-017**

Site Plan SI-017-Site Plan for Minor Home Occupation to be a licensed Federal Firearms Gun Broker at 14 Jeremy Drive- Section 3.1.1-(C)-Applicant Robert J. Ballas

Applicant Bob Ballas explained the business and noted that his intention is to get rid of inventory and would be strictly an internet business.

**MOTION:** Shane Cosentino made a motion to approve Site Plan SI-017 for Minor Home Occupation to be a licensed Federal Firearms Gun Broker at 14 Jeremy Drive- Section 3.1.1-(C)-Applicant Robert J. Ballas. Tomas Kavaliauskas seconded the motion.

Shane Cosentino	Yes
Steve Hanrahan	Yes
Tomas Kavaliauskas	Yes
John Moran	Yes
Gary Mummert	Yes

Kevin Van Vlack recused himself for this vote. Gary Mummert was elevated to a full voting member for the purpose of this vote.

**Discussion of Land Use consultants for updating New Fairfield Zoning Regulations**

Evan White spoke of bringing the Zoning Regulations to a professional consulting firm for updating to make sure that they are consistent with State Statutes. He spoke of the need to be consistent with surrounding towns regarding storm water management. He asked commission members to come up with a list of regulations that may need to be modified or are inconsistent with State Statutes. He specifically spoke of regulations regarding work within 300 feet of the 440 line. There was a brief discussion of compiling a list of consulting firms to put together the regulations.

**Approval of minutes**

Kevin Van Vlack made a motion to approve the minutes of the October 7, 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 Saw Mill Road
- 6 Darien Road
- 2 Pleasant View
- 2 Dunham Drive
- 57 Saw Mill Road
- 32 Sunset Trail
- 99 Ball Pond Road

**Future agenda items**

John Moran noted that he along with Town Counsel Neil Marcus and ZEO Evan White will meet with First Selectman Pat Del Monaco to discuss the school building project and the role of the ZEO regarding reviewing documents.

**Adjournment**

Shane Cosentino made a motion to adjourn the meeting at 9:30pm. Steve Hanrahan seconded the motion. **All in favor**

**Received by Email on 11/12/2020 @ 11:00 a.m.  
By: Holly Z Smith, Asst. Town Clerk, New Fairfield**