

THE ZONING COMMISSION

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

REGULAR MEETING

MINUTES

Wednesday, December 2, 2020

7:30pm

Virtual meeting via Zoom

Present: Chairman John Moran, Steve Hanrahan, Tomas Kavaliauskas (Alternate) and Kevin Van Vlack. Shane Cosentino, Joe Letizia and Gary Mummert were not in attendance.

Call to Order: Chairman John Moran called the meeting to order at 7:31 pm. Tomas Kavaliauskas was elevated to a full member for the purpose of this meeting.

Public Comment- Chairman John Moran gave a brief background of the problems at 60 Saw Mill Road. He noted that he will contact the First Selectman to see if the Fire Marshal can get involved.

PUBLIC HEARING- None

BUSINESS ITEMS

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

Vice Chairman Kevin Van Vlack spoke of a draft of regulations under Section 3.1.3K for the ownership of chickens and coops and noted the following:

1. A Maximum of twelve (12) chickens are allowed in R44 and R88 zones and non-conforming lots will be limited to six (6) chickens. No roosters, geese, ducks, pigeons, turkeys, peafowl, or any other poultry or fowl are allowed
2. The chicken coop must meet the following requirements:
 - a) The chicken coop must be located no closer than twenty (20) feet to any side or rear property line
 - b) The maximum height of the chicken coop shall be six (6) feet
 - c) The maximum size of the chicken coop shall be thirty-six (36) square feet
 - d) If the chicken coop is greater than thirty-six (36) square feet a building permit must be obtained
 - e) The chicken coop must be screened from view of adjacent property owners
 - f) Each chicken must have at least three (3) square feet of living area
 - g) The chicken coop shall be a roofed coop that is stationary, secure, and enclosed in a way that contains the chickens

- h) If an outside run-in is provided, it shall be no bigger than ten (10) square feet per chicken and shall be enclosed in a way that contains the chickens
- 3. Chickens shall be kept for personal use only. Selling chickens, eggs, chicken manure, or the breeding of chickens for commercial purposes is prohibited
- 4. Chickens may not be slaughtered on premises
- 5. The owner should dispose of waste materials (feed, manure and litter) in an environmentally responsible manner. The materials can be composted or bagged and disposed of in the trash. Piling waste materials on the property is not acceptable
- 6. A person or household shall not erect or maintain more than one chicken coop on their property
- 7. Chicken coop and outdoor area must be properly maintained and kept clean as to prevent offensive odors and the presence of pests and predators

Kevin Van Vlack made a motion to approve the regulations for Chickens under Section 3.1.3K as presented. Tomas Kavaliauskas seconded the motion.

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

Discussion of Land Use consultants for updating New Fairfield Zoning Regulations

John Moran noted that certain terms may need to be in the Zoning Regulations in order to be politically correct.

Site Plan SI-20-018 Site Plan for new permanent Stop and Shop signs

Site Plan SI-20-018 Site Plan for new permanent Stop and Shop signs for “Delivery Pick Up”. Section 6.3-Signs. Applicant- Agnoli Sign Company. It was noted that this application does not need to be presented to the Zoning Commission. It was decided that in the future signs can be approved administratively by the Zoning Enforcement officer as long as all regulations are met.

Approval of minutes

Kevin Van Vlack made a motion to approve the minutes of the November 4, 2020 meeting with the correction under the section about chickens that ducks are **not** permitted. Tomas Kavaliauskas seconded the motion.

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

Approval of calendar

Kevin Van Vlack made a motion to approve the calendar of meetings for 2021 as presented. Tomas Kavaliauskas seconded the motion.

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

Enforcement Actions- None

Future agenda items

Zoning Regulations will be updated to be to make them consistent with State statutes and be politically correct. A bid will be put out to consultant firms for this.

Adjournment

John Moran made a motion to adjourn the meeting at 8:02pm. Kevin Van Vlack seconded the motion. **All in favor**

Received by Email on 12/8/2020 @ 12:41 pm
by Holly Z Smith, Asst. Town Clerk, New Fairfield