

THE ZONING COMMISSION
Town of New Fairfield
New, Fairfield, CT 06812
REGULAR MEETING

MINUTES
Wednesday, January 6, 2021
7:30pm
Virtual meeting via Zoom

Present: Chairman John Moran, Tomas Kavaliauskas (Alternate), Gary Mummert (Alternate) and Kevin Van Vlack. Zoning Enforcement Office Evan White, Selectman Khris Hall and Director of Business and Operations Dr. Rich Sanzo were also in attendance.

Zoning Commission members Shane Cosentino, Steve Hanrahan and Joe Letizia were not in attendance.

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

Public Comment- None

PUBLIC HEARING- None

BUSINESS ITEMS

1. Kevin Van Vlack made a motion to accept-SP-21-001-Special Permit for 5 Sylvan Road under Section 6.4-Excavation, Removal, Filling, and Grading of Earth Material (D) Applicant: Spruce Ridge Craftsmen (Joe Reilly) for the February 3, 2021 meeting. Tomas Kavaliauskas seconded the motion.

Tomas Kavaliauskas	Yes
Gary Mummert	Yes
John Moran	Yes
Kevin Van Vlack	Yes

2. Kevin Van Vlack made a motion to accept-SP-21-002-Special Permit for 54 Gillotti Road (New Fairfield High School) under section 3.1.2 Special Permit Uses (A) Applicant: Town of New Fairfield for the February 3, 2021 meeting. Tomas Kavaliauskas seconded the motion.

Tomas Kavaliauskas	Yes
Gary Mummert	Yes
John Moran	Yes
Kevin Van Vlack	Yes

3. Kevin Van Vlack made a motion to accept SP-21-003-Special Permit for 24 Gillotti Road (Meeting House Hill School) under section 3.1.2 Special Permit Uses (A) Applicant: Town of New Fairfield for the February 3, 2021 meeting. Tomas Kavaliauskas seconded the motion.

Tomas Kavaliauskas	Yes
Gary Mummert	Yes
John Moran	Yes
Kevin Van Vlack	Yes

4. Kevin Van Vlack made a motion to accept SP-21-004-Special Permit for 302 Ball Pond Road (Consolidated School Site) under section 3.1.2 Special Permit Uses (A) Applicant: Town of New Fairfield. Tomas Kavaliauskas seconded the motion.

Tomas Kavaliauskas	Yes
Gary Mummert	Yes
John Moran	Yes
Kevin Van Vlack	Yes

5. Kevin Van Vlack made a motion to accept SP-21-005-Special Permit for 1 Camp Arden Road (Knolls Community Water System) under section 3.1.2 (A) Applicant: Candlewood Knolls Tax District. Tomas Kavaliauskas seconded the motion.

Tomas Kavaliauskas	Yes
Gary Mummert	Yes
John Moran	Yes
Kevin Van Vlack	Yes

Zoning Enforcement Officer Evan White noted that packets of information for the school projects will be ready by Friday, January 8th. He asked commission members to contact him to make arrangements for either pick up at Town Hall or delivery to respective homes.

6. Discussion-Regulations going out to Bid to Land Use Consulting Firms for a complete clean up and overhaul of existing regulations.

Chairman John Moran noted that volunteers are needed to be part of the committee to work with the Zoning Enforcement Officer to review and interview consulting firms. Kevin Van Vlack and Tomas Kavaliauskas volunteered to serve on this committee.

7. Discussion-Chicken Regulations with regards to a few touch ups needed to be addressed from the Final Revised Draft completed on December 2, 2020.

John Moran noted that there are a few minor revisions needed for Zoning Regulations 3.1.3K regarding rules for having chickens at residential properties. The commission discussed these revisions.

Kevin Van Vlack made a motion to accept Petition P-21-001 for regulations for chickens as stated and edited at the January 6, 2021 meeting. Gary Mummert seconded the motion.

Tomas Kavaliauskas	Yes
Gary Mummert	Yes
John Moran	Yes
Kevin Van Vlack	Yes

Approval of minutes

Kevin Van Vlack made a motion to approve the minutes of the December 2, 2020 meeting as presented. Tomas Kavaliauskas seconded the motion.

Tomas Kavaliauskas	Yes
Gary Mummert	Abstained
John Moran	Yes
Kevin Van Vlack	Yes

Correspondence

John Moran noted that the Commission received a request for an extension for work done 31 Madeline Drive.

Kevin Van Vlack made a motion to extend the application for 31 Madeline Drive until the March 3, 2021 meeting- Applicant Asim Alimi. Tomas Kavaliauskas seconded the motion.

Tomas Kavaliauskas	Yes
Gary Mummert	Abstained
John Moran	Yes
Kevin Van Vlack	Yes

Enforcement Actions

- 60 Saw Mill Road
- 6 Darien Drive
- 2 Pleasant View
- 2 Dunham Drive
- 57 Saw Mill Road
- 99 Ball Pond Road

Adjournment

Kevin Van Vlack made a motion to adjourn the meeting at 8:20pm. Tomas Kavaliauskas seconded the motion. **All in favor**