

**THE ZONING COMMISSION**

Town of New Fairfield  
New, Fairfield, CT 06812

**SPECIAL MEETING**

**MINUTES**

Wednesday, March 14, 2018

7:30pm

New Fairfield Library Community Room

(REVISED)

Present: Kevin Van Vlack, Vice Chair; John Brown, Joe Letezia, Gary Mummert (Alternate), Steve Hanrahan and Town of New Fairfield Zoning Enforcement Officer Evan White

Alternate Gary Mummert was elevated to a full member for the purpose of this meeting.

Members of the public present: Joe Reilly and Joe Reilly Jr.

1. **Call to Order:** Vice Chairman Kevin Van Vlack called the meeting to order to at 7:32pm.
2. **Public Comment:** None

**PUBLIC HEARING**

**Special Permit SP-18-001;** 42 State Route 39-Section 4.1-Business/Commercial-Construct a Retail/Office/Restaurant Commercial Building by HKMQ, LLC Applicant-HKMQ, LLC

Joe Reilly and Joe Reilly Jr. presented the commission with samples of the bricks and siding for the building and the roof for 42 State Route 39. They noted that there will be a 100 foot tier roof. They also spoke of the walkway from the parking lot to the building.

There was a discussion of the fuel source for the fire pump.

**MOTION:** Joe Letizia made a motion to close the Public Hearing on Special Permit SP-18-001; 42 State Route 39. John Brown seconded the motion.

John Brown	yes
Joe Letizia	yes
Steve Hanrahan	yes
Gary Mummert	yes
Kevin Van Vlack	yes

**BUSINESS ITEMS**

**1. Special Permit-SP-18-001; ;** 42 State Route 39- Section 4.1-Business/Commercial  
Kevin Van Vlack recommended that this application be continued until the April 4<sup>th</sup> meeting in order for Chairman John Moran to review this application. The applicant noted that he would like to apply for the state permit in the meantime.

**2. Accepting Special Permit-SP-18-002;** 80 State Route 39- Section 4.1-  
Business/Commercial-Construct Front Outdoor Patio for seating at Icons Restaurant-Applicant-  
David Bernardini- Moved to May 2, 2018 meeting.

**3. Modification to Site Plan SI-17-042;** 100 State Route 37-Section 4.1-  
Business/Commercial; desire to acquire more office space. – Tunnel to Towers Foundation;  
Applicant John Hodge. No additional employees and no additional parking spaces required.

**MOTION:** Steve Hanrahan made a motion to accept the modification to site plan SI-17-042 as presented. Gary Mummert seconded the motion.

John Brown	yes
Joe Letizia	yes
Steve Hanrahan	yes
Gary Mummert	yes
Kevin Van Vlack	yes

**4. Site Plan SI-18-004;** 7-9 Brush Hill Road-Section 6.3 Signs (Permanent) Exterior Free Standing Signs and Wall Signs for Exterior Façade-Applicant Edward Batista- This would be for two signs above each door that will be LED illuminated in black and white and one free standing sign.

**MOTION:** Steve Hanrahan to approve Site Plan for a freestanding sign at 7-9 Brush Hill Road and two wall signs. The final signage will be approved at the time of occupancy based on the use. Joe Letizia seconded the motion.

John Brown	yes
Joe Letizia	yes
Steve Hanrahan	yes
Gary Mummert	yes
Kevin Van Vlack	yes

**5. Site Plan SI-18-005;** 7 Dunham Drive-Section 4.3-Light Industry-Addition of 4 exterior garage doors for access into first level of building. Applicant-Peter Young.

Applicant Peter Young approached the commission explaining the request to add four exterior garage doors for storage to be rented out.

**MOTION:** John Brown made a motion to approve site plan SI-18-005 7 Dunham Drive-Section 4.3-Light Industry-Addition of 4 exterior garage doors for access into first level of building to be used strictly for storage provided that the applicant come back to the commission for a change of use before the CO is issued. Steve Hanrahan seconded the motion.

John Brown	yes
Joe Letizia	yes
Steve Hanrahan	yes
Gary Mummert	yes
Kevin Van Vlack	yes

**6. Site Plan SI-18-006;** 1 Saw Mill Road, Building 1-Section 4.1-Business/Commercial. Three garage doors added to conversion of office space and storage of building 1. Applicant-Peter Young. - **WITHDRAWN**

There was a discussion of the use and size of these units and it was noted that if they turn into storage spaces, the applicant would have to come back for a change of use permit.

**Approval of Minutes (January 10, 2018)**- Tabled until next meeting.

**Enforcement Actions**

36-40 Lavelle Ave- ZEO Evan White noted that this is being used as a dumping ground.

41 Dick Finn- A single family property is being built. Many trucks are coming in and bringing in truckloads of fill. Work has been stopped on the building until this is resolved.

10 Lake Drive South- Evan White spoke of the challenges of sending a cease and desist letter because there is no street address and only a P.O. Box.

**Adjournment**

Steve Hanrahan made a motion to adjourn the meeting at approximately 8:43pm. Joe Letizia seconded the motion - **All in favor**

Respectfully submitted,  
Suzanne Kloos