

**THE ZONING COMMISSION**

Town of New Fairfield  
New, Fairfield, CT 06812

**REGULAR MEETING**

**MINUTES**

Wednesday, December 5, 2018

7:30pm

New Fairfield High School Library

Present: John Brown, Steve Hanrahan, Gary Mummert (Alternate), and Vice Chairman Kevin Van Vlack

Absent: Chairman John Moran and Joe Letizia

1. **Call to Order:** Vice Chairman Kevin Van Vlack called the meeting to order to at 7:30pm. He elevated alternate Gary Mummert to serve as a full voting member for the purposes of this meeting.
2. **Public Comment:** None

**BUSINESS ITEMS:**

1. **Accepting: SP-18-018;** Special Permit for 130 State Route 37 to construct 10, 807+-Square Ft. Primary Care Facility for Western Connecticut Health Network (Danbury Hospital). Section 4.1 Business/Commercial. Applicant- New Fairfield Medical, LLC.- This was accepted for a Public Hearing at the January 2, 2019 meeting.
2. **Site Plan SI-18-019;** Site Plan for 5 State Route 39 (Unit C) for Permanent Store Sign for Horizon Nail Salon.- Applicant Caiyun An approached the commission regarding a sign for Horizon Nails located at 5C State Route 39, New Fairfield. There was a discussion regarding the color of the sign and whether there should be “&” should be including in the sign. It was noted that the commission can request uniform colors but cannot regulate it under Connecticut State statute. It was noted that all work should be approved by the commission before the work is completed.

Gary Mummert made a motion to accept Site Plan SI-18-019 to modify the sign to read “Horizon Nails”. Steve Hanrahan seconded the motion- **Motion accepted.**

John Brown	abstained
Steve Hanrahan	no
Gary Mummert	yes
Kevin Van Vlack	yes

3. **Discussion-** Regulations on Parking Schedule Standards 6.1 & 7.1 Nonconforming Lots & 6.7 Storm Water Management/ Impervious Coverage- Zoning Enforcement Office Evan White asked the commission to review Regulations on Parking Schedule Standards 6.1 & 7.1 Nonconforming

Lots & 6.7 Storm Water Management/ Impervious Coverage for possible changes. It was noted that the Impervious Coverage regulations are one of the strictest in Connecticut. It was noted that these regulations may be outdated. A bank was used as an example for parking regulations and it was noted that since there is a lot of online banking the number of parking spots necessary may not be as many as in the past.

**4. Approval of Minutes**

Steve Hanrahan made a motion to approve the minutes of the November 13, 2018 special meeting as presented. John Brown seconded the motion.

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

**Enforcement Actions**

- 222 Route 37
- 26 Middletown Drive
- 6 Overlook Drive
- 2 Continental

**Adjournment**

Gary Mummert made a motion to adjourn the meeting at 8:02pm. Steve Hanrahan seconded the motion - All in favor