

# Zoning Commission

## Town of New Fairfield

4 Brush Hill Road, New Fairfield, CT 06812



### Agenda - REVISED

**DATE:** October 5, 2017

**TIME:** 7:30 p.m.

**LOCATION:** New Fairfield Town Library Community Room

- 1) **Call to Order**
- 2) **Public Comment**

#### Public Hearing(s)

- 1) **SP-17-032;** 42 State Route 39-Section 4.1-Business/Commercial- Construct a Retail/Office/Restaurant Commercial Building by HKMQ, LLC. Applicant- HKMQ, LLC.
- 2) **Withdrawal-** Petition P-17-002; #64, #66, #68, & #70 State Route 37-Zone Change Petition from Residential to Business/Commercial. Section-8.9-Amendments to Zoning District Boundaries and Regulations. Applicant-Camillo M. Santomero.

#### Business Items

- 1) **SP-17-032;** 42 State Route 39-Section 4.1-Business/Commercial- Construct a Retail/Office/Restaurant Commercial Building by HKMQ, LLC. Applicant- HKMQ, LLC.

- 2) **Petition P-17-002; #64, #66, #68, & #70 State Route 37-Zone Change Petition from Residential to Business/Commercial. Section-8.9-Amendments to Zoning District Boundaries and Regulations. Applicant-Camillo M. Santomero.**
- 3) **Site Plan- SI-17-034; 100 State Route 37-Section 4.1-Buisness/Commercial- Build out of Access Physical Therapy & Wellness Office (appx. 2,216 Sq. Ft.) In an Existing Commercial Building. Applicant ECB Realty & Access Physical Therapy & Wellness, LLC.**
- 4) **Site Plan-SI-17-036; 3 Colonial Road-3.1.1-Uses Permitted-In Home Minor (C)-Storage and Maintenance of Ghee till Product Matures. Applicant- Mrs. Catherine Kalema.**
- 5) **Accepting Special Permit-SP-17-035; 1 Brush Hill Road- Section 4.1 (4.1.2) Business/Commercial-Special Permit Uses or Buildings. Build out of Site in Eatery by day & Available for parties or get together outings by evening after closing. Applicant-John Petrone**
- 6) **Discussion-Lavelle Ave. Tax District Concerns with Summer Rentals & Air BnB's.**
- 7) **Discussion-Multi-Family District for The Elderly (MFDE)-Length of Affordability & State Statues.**
- 8) **Minutes**
- 9) **Enforcement Actions**
- 10) **Adjournment**

Received for Record OCT - 5 2017  
at 10 h 28 m A M and recorded by  
Pamela J. Dohan  
Pamela J. Dohan, Town Clerk, New Fairfield, CT