

Zoning Commission
Town of New Fairfield
4 Brush Hill Road, New Fairfield, CT 06812



Agenda

DATE: September 7, 2017

TIME: 7:30 p.m.

LOCATION: New Fairfield Town Library Community Room

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

Public Hearing(s)

- 1) **Special Permit SP-17-020; 5 State Route 39 & 25 State Route 39 –Section 4.1 Business/Commercial-Provide for an existing restaurant to better service existing customer base with more convenient drive-up window. Applicant-Charter Realty & Devel.**
- 2) **Special Permit SP-17-021; 3 Dunham Drive- Section 4.3 Light Industry-Auto Repair & Auto Sales by Brodster’s Roadsters Inc. Applicant-Pat Toth.**

Business Items

- 1) **Special Permit SP-17-020; 5 State Route 39 & 25 State Route 39 –Section 4.1 Business/Commercial-Provide for an existing restaurant to better service existing customer base with more convenient drive-up window. Applicant-Charter Realty & Devel.**
- 2) **Special Permit SP-17-021; 3 Dunham Drive- Section 4.3 Light Industry-Auto Repair & Auto Sales by Brodster’s Roadsters Inc. Applicant-Pat Toth.**

- 3) **Accepting Special Permit- SP-17-032;** 42 State Route 39-Section 4.1-Buisness/Commercial- Construct a Retail/Office/Restaurant Commercial Building by HKMQ, LLC. Applicant- HKMQ, LLC.
- 4) **Accepting Petition P-17-002;** #64, #66, #65, & #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.
- 5) **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.
- 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**

SEP 05 2017

Received for Record _____
at 1^h 19^m P M and recorded by
Pamela J. Dohan
Pamela J. Dohan, Town Clerk, New Fairfield, CT