

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

MINUTES
REGULAR MEETING
Thursday, February 2, 2017
7:30pm
New Fairfield Library Community Room

Present: Kevin Van Vlack, Vice Chair; Stephen Hanrahan, Joe Letizia, Lee Scott (Alternate), Tim Simpkins; Town of New Fairfield Director of Health, Evan White; Zoning Enforcement Officer Absent: John Moran, Chair and John Brown Lee Scott was elevated to a full member for the purpose of this meeting.

Call to Order: Vice Chairman Kevin Van Vlack called the meeting to order to at 7:33pm.

Public Comment: None

PUBLIC HEARING

Special Permit SP-17-001; 5 High Trail, Applicant- David Brand; Site Plan Aesthetics Review through Special Permit- David Brand approached the commission and showed pictures of the proposed project and spoke of plan to install a septic system and to grow ivy on it for aesthetics purposes. It was noted that there is no other feasible location on this property for a septic system and it was approved by Health Inspector Tim Simpkins. An escrow amount of \$5,000.00 has been established to pay for this system.

Jim Hancock expressed his opposition to this project as a neighbor and presented a letter from Artel Engineering explaining the reasons especially drainage and surface water. Vice Chair Kevin Van Vlack read this letter into the record. Town of New Fairfield Tim Simpkins spoke of the project and noted that the project is exactly to Town Code and has passed inspection by all Town officials. There was a discussion of the construction of the actual wall and the aesthetics. It was noted that this special permit was strictly about aesthetics and not the construction of the wall. It was noted that the main concerns are the drainage and the slope of the engineering of the wall.

Lee Scott made a motion to continue the Public Hearing for Special Permit of SP-17-001; 5 High Trail. Joe Letizia seconded the motion- **All in favor**

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Stephen Hanrahan	Yes
Joe Letizia	Yes
Lee Scott	Yes
Kevin Van Vlack	Yes

BUSINESS ITEMS

Special Permit SP-17-004; Glen Holly Road- Site Plan Review through Special Permit- Applicant-Robert Schweitzer Jr.

Joe Letizia made a motion to accept the application for Special Permit SP-17-004; Glen Holly Road. Lee Scott seconded the motion.

Stephen Hanrahan	Yes
Joe Letizia	Yes
Lee Scott	Yes
Kevin Van Vlack	Yes

25 State Route 39-Proposed Site Improvements to Stop & Shop Plaza- Applicant Karen Johnson representing Charter Realty & Development Group

Karen Johnson approached the commission regarding the possibility of putting a drive thru window at Starbucks. It was noted that Dunkin' Donuts has just been approved for a drive thru. This renovation would result in the loss of approximately 7 parking spots. There was a brief description of the renovation. There was a discussion of the traffic pattern as well as safety issues with a drive-thru.

Site Plan SI-17-002-28 State Route 39 Heritage Plaza (Units 15,16,17) Taekwondo Center- Applicant Peter Young

Peter Young approached the commission regarding the Taekwondo Center which is currently in Village Plaza and has proposed moving to Heritage Plaza. This would be the same owner with the same hours. The sign will be the same as the other signs in Heritage Plaza. Necessary sign offs have been received.

Joe Letizia made a motion to approve the Site Plan SI-17-002-28 State Route 39 Heritage Plaza (Units 15,16, 17) Taekwondo Center. Stephen Hanrahan seconded the motion.

Stephen Hanrahan	Yes
Joe Letizia	Yes
Lee Scott	Yes
Kevin Van Vlack	Yes

Site Plan SI-17-003-90 State Route 39-Opening of a Medi/Health Spa- Applicant David and Brittney Bernardini

Mr. David Bernardini spoke of his plans for a spa which includes a small creamery that would sell candy and fresh ice cream. This would include a mini spa with a small café. The commission briefly discussed parking but did not think this was a problem. The proposed hours for this business are 9am to 5pm.

Stephen Hanrahan made a motion to approve the application for Site Plan SI-17-003-90 State Route 39-Opening of a Medi/Health Spa- Applicant David and Brittney Bernardini. Joe Letizia seconded the motion.

Stephen Hanrahan	Yes
Joe Letizia	Yes
Lee Scott	Yes
Kevin Van Vlack	Yes

Approval of minutes

Joe Letizia made a motion to accept the minutes of the January 12, 2017 meeting as presented. Stephen Hanrahan seconded the motion.

Stephen Hanrahan	Yes
Joe Letizia	Yes
Lee Scott	Yes
Kevin Van Vlack	abstained

Enforcement actions

There was a brief discussion of the sign at Dunkin Donuts. ZEO Evan White noted that he addressed it. Evan White spoke of the violations of 85 Route 37.

Adjournment

Stephen Hanrahan made a motion to adjourn the meeting at 9:10 pm. Joe Letizia seconded the motion - All in favor

Stephen Hanrahan	Yes
Joe Letizia	Yes
Lee Scott	Yes
Kevin Van Vlack	abstained

Respectfully submitted,

Suzanne Kloos

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at 9 h 42 m A M and recorded by
Pamela J. Dohan
Pamela J. Dohan, Town Clerk, New Fairfield, CT