

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

MINUTES
New Fairfield Zoning Commission MEETING
Thursday, March 2, 2017
7:30pm

New Fairfield Library Community Room

Present: Kevin VanVlack (Vice), John Brown, Stephen Hanrahan, Joe Letizia, Lee Scott (Alternate) and Evan White; Zoning Enforcement Officer; **Absent:** John Moran (Chair)

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

PUBLIC HEARING- 4 Glenn Holly Road (no comment from public); Motion Made by Mr. Joe Letizia to close public hearing and move to business items if there were no further public comment.

Business Items-

(Mr. John Brown arrived late at 7:43; Followed shortly after by Mr. Steven Hanrahan 7:45pm)

BUSINESS ITEMS

1. Special Permit SP-17-004; 4 Glen Holly Road- Site Plan Review through Special Permit (6.1 Landscaping Standards). Applicant – Robert Schweitzer Jr.

Mr. VanVlack along with the board discussed under the NF Zoning Regulations why this application has come forth in front of the commission. Mr. VanVlack had discussed under our Zoning Regulations Chapter 6.1-Site Plan design standards; Requires for any retaining walls to be built within 5' of a property line or within 300' of the 440' counter line must be reviewed under Zoning with a Special Permit. The Commission had Mr. Robert Schweitzer explain where the necessary retaining wall would be built as well as the materials used for the façade. Mr. VanVlack had asked Robert Schweitzer to show a detail of the front retaining wall façade. Robert showed them the decorative block used in this application and the commission had no objections. Mr. Letizia made the motion to approve and Motion was made by everyone. Approved unanimously (5-0).

2. Motion to accept Special Permit by Mr. Lee Scott and Kevin VanVlack to Second-All in Favor and approved to accept special permit SP-17-006 (Brodsters) was made Unanimously (5-0); SP-17-006; 3 Dunham Drive- Special Permit Uses for Light Industry Zone (4.3.2 Special Permit Uses). Applicant- Pat Toth.
3. Approval of Minutes-None
4. Enforcement Action- ZEO, Evan White, discussed 85 State Route 37 Violation has been corrected and sent certified mail the week of 2-28-16.

5. Adjournment-Stephen Hanrahan made a motion to adjourn the meeting at 7:50pm Joe Letizia seconded the motion-All in favor.

Received for Record MAR 13 2017
at 12 h 24 m P M and recorded by
Pamela J. Dohan
Pamela J. Dohan, Town Clerk, New Fairfield, CT