

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

MINUTES  
REGULAR MEETING  
Thursday, April 6, 2017  
7:30 pm

New Fairfield Downstairs Children's Library Conference Room

Present: John Moran, Chair, Joe Letizia, John Brown, Lee Scott (Alternate), Evan White; Zoning Enforcement Officer.

Absent: Kevin VanVlack, Steve Hanrahan. Lee Scott was elevated to a full member for the purpose of this meeting.

**Call to Order:** John Moran, Chair called the meeting to order at approximately 7:30 pm.

**Public Comment:** None

PUBLIC HEARING

**Special Permit SP-17-006; 3 Dunham Drive-Special permit for Brodster's Roadsters Auto Repair & Car. Sales Use in the Light Industry Zone (4.3.2 Special Permit Uses). Applicant – Pat Toth.** This item has been withdrawn due to questionable items regarding the engineering study.

BUSINESS ITEMS

**Special Permit SP-17-006; 3 Dunham Drive – Special Permit for Brodster's Roadsters Auto Repair & Car Sales Use in the Light Industry Zone (4.3.2 Special Permit Uses). Applicant - Pat Toth.** This item has been withdrawn.

**Special Permit SP-17-012; 90 State Route 39-Special Permit for Candlewood Creamery Applicant – David Bernardini.**

Joe Letizia made a motion to continue to Public Hearing on May 11, 2017 meeting for Special Permit of SP-17-012; 90 State Route 39-Special Permit for Candlewood Creamery. Lee Scott seconded the motion.

**All in favor**

**Special Permit SP-17-013; 90 State Route 39-Special Permit for Candlewood Café. Applicant-David Bernardini.**

Joe Letizia made a motion to continue to Public Hearing on May 11, 2017 meeting for Special Permit SP-17-013; 90 State Route 39-Special Permit for Candlewood Café. Lee Scott seconded the motion.

**All in favor**

**Planning Commission RE: Improvement's and Formal Discussion for Guiding Future Growth and Development in New Fairfield in Accordance With the Plan of Conservation and Development.**

Ernie Lehman and Olga of the Planning Commission approached the commission and presented the board with a list pertinent items pertaining to the Zoning Board regarding updates, goals and objectives on the conservation and development status. The Planning Commission would like to obtain a report from the Zoning Commission by June 20, 2017 to submit to at their planning meeting on that date.

A special meeting will be scheduled in May to discuss these issues. Date to be determined.

**New Commercial Building Sizes (Sq. Ft & Special Exemptions through a Special Permit).**

This will also be discussed at the special meeting to be held in May.

**New Fairfield Zoning Fee Schedule.**

Amount of fees were discussed as to raise fees or keep them the same. These fees will be based on the extent of construction and the fees of surrounding similar towns.

**Approval of Minutes**

Joe Letizia made a motion to accept the minutes of the February 2, 2017 meeting as presented. Lee Scott seconded the motion.

**Vote taken 3-0-0**

**Enforcement Action**

Violation at 20 Clover Leaf consists of unregistered vehicles, aggravated trash, junk yard and selling stock of materials. A cease and desist will be issued at 12 Camp Arden Road for junk yard and use of illegal auto/boat repair business.

**Adjournment**

John Moran made a motion to adjourn the meeting at 8:10.

**All in favor**