

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

MINUTES  
REGULAR MEETING  
Thursday, May 11, 2017  
7:30 pm

New Fairfield Town Library Community 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 7:35 pm.

**Public Comment:** None

Public Hearing (s)

**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 the June 1, 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 June 1, 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**

These items have been accepted and will continue into Public Hearing until all information is obtained. Waiting for traffic study and parking set-back plan. Once the Public Hearing is closed the Board has 65 (sixty five) days to vote on this matter.

**Special Permit SP-17-011; 5 High Trail-Section 6.0-Basic Standards & Site Plan Review Through Special Permit; Owners-Edward Olsen & Cathy Hayes; Applicant David Brand.**

Joe Letizia motioned to accept this application for Public Hearing on June 1, 2017 and Lee Scott seconded.

**All in favor**

**Special Permit SP-17-014; 24 Jewel Lane-3.1.2-Special Permit Uses (Accessory Apartment); Applicant-David Krebs.**

Joe Letizia motioned to accept this application for Public Hearing on June 1, 2017.

**All in favor**

**Site Plan KSI-17-016; 57 Sawmill Road-Section 4.1 Business Commercial-Site Plan for Garage/Shop for Lawn Business Yellow Dog Landscaping. Applicant-Chris Alward.**

Application will be motioned to approve with the stipulation that the size of the signage will be reduced to the regulations and that the color will be black and white and that there will be only one vehicle stored outside.

Lee Scott made a motion to approved based on these stipulations and John Brown seconded.

**All in favor**

**Approval of Minutes**

Lee Scott made a motion to accept the minutes of the April 6, 2017 as presented and John Brown seconded.

**Vote taken 3-0-0**

**Special Meeting**

Notice of a Special Meeting to be held on May 17, 2017 RE: Town of New Fairfield's Plan of Conservation and Development. Joint discussion with Zoning and Planning.

### **Enforcement Actions**

Violation at 10 Old Farm Lane of multiple vehicles on construction site was addressed by the board. Also a cease and desist will be issued at 100 Gilotti Road.

### **Adjournment**

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

**All in favor**