

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

MINUTES
REGULAR MEETING
Thursday, June 1, 2017
7:30 pm
New Fairfield Town Library Community Room

Present: John Moran, Chair, Kevin VanVlack, Vice Chair, Joe Letizia, Steve Hanrahan, Lee Scott (Alternate), Evan White; Zoning Enforcement Officer.

Absent: John Brown, 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 7:31 pm.

Public Comment: None

Public Hearing (s)

Continued-Special Permit SP-17-012; & Special Permit SP-17-013; 90 State Route 39-Section 4.1 Business/Commercial-Special Permit for American Style Breakfast Cafe (Candlewood Creamery). Applicant-David Bernardini.

A traffic and parking set-back plan study for this application has not been received therefore this hearing will be continued to July 13, 2017 until all information is obtained. Under the Zoning Regulation 8.22 the commission has 65 days from the close of the public hearing to make an approval or denial on this matter. This will be based upon approval of the Zoning Board of Appeals for trafficking study and Engineer for parking.

Kevin VanVlack motioned to continue Special Permit SP-17-012 & Special Permit SP-17-013 and Joe Letizia seconded.

All in favor

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.

This application has been completed to standards and all information has been signed off. Kevin VanVlack motion Special Permit SP-17-011 and Joe Letizia seconded

All in favor

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

This application has been rejected due to non-completion of documentation.

Accepting 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.

This motion has been accepted for application for next months meeting to be held on July 13, 2017. Kevin VanVlack motioned to accept Special Permit SP-17-020 and Joe Letizia seconded.

All in favor

Accepting 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.

This motion has been accepted for application for next months meeting July 13, 2017 for public hearing.

Kevin motioned to continue Accepting Special Permit SP-17-012; and Lee Scott seconded this motion.

All in favor

Site Plan SI-17-019; 100 State Route 37-Section 4.1-Business/Commercial-Therapy Arts Office for Physical Therapy. Applicant-Andrei Nardin.

Upon approval the board is requesting parking area flow be submitted to the board in writing. Kevin VanVlack motioned to continue for next months meeting to be held on July 13, 2017 and Joe Letizia seconded.

All in favor

Site Plan SI-17-023; 88 State Route 37 (New Fairfield Motel)-Secton 4.1-Business/Commercial-Seasonal Outside Dining Patio & Fire Pit. Applicant-Vezir Hoda.

Joe Letizia motioned to approve Site Plan SI-17-023; based on the adjoining condo associations approval for one year. This motion will again be reviewed on or before June 2, 2018. Kevin VanVlack seconded this motion.

All in favor

Site Plan SI-17-024; 88 State Route 39 (New Fairfield Motel)-Section 4.2-Neighborhood Business District (NB)-Business Sign Revision. Applicant-James Piskura.

Size and color of signs does not meet the zoning regulations for free standings signs. This motioned is rejected because it does not meet these specifications.

Approval of Minutes

Lee Scott made a motion to accept the minutes of the May 11, 2017 as presented and Joe Letizia seconded.

Vote taken 3-0-0

Notice:

Mr. Gary Mummert was in attendance at this meeting requesting to represent the board.

Adjournment

John Moran made a motion to adjourn the meeting at 8:25

All in favor