

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

MINUTES
REGULAR MEETING
Thursday, July 13, 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 7:30 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.

Attorney Anthony J. Yorio, Jr. approached the board with a copy of the parking lot revision. Traffic engineering was not shown on the report. Exit and entrance has been improved for site flow traffic for approval for the Zoning Board of Appeals for additional parking. Letter of support was also presented to the Board and will be put into the town records. This hearing will be continued to August 3, 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 Lee Scott seconded. All received correspondence will also be continued to August 3, 2017.

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.

Based on the last meeting David Brand was asked to provide an engineer to approve the septic system. This has been approved by an inspector. The finished details will include planting 200 pieces of ivy which will be growing in both directions of the septic.

Edward Olsen approached the Board on behalf of Cathy B. Ashe residing at 35 Ridge Road, New Fairfield, Ct. with a Petition to Deny Approval in the matter of Special Permit Application SP-17-011; 5 High Trail Road. This complaint identifies the construction of a retaining wall, elevation, finish and drainage as items of concern to Zoning Regulations. The complaint noted concern for the pending sale of 5 High Trail Road and the impact of the expense of remedy would have on the purchaser of the former investment property. All the facts have not been presented due to the pictures contained in this petition.

Kevin VanVlack motioned to accept Special Permit SP-17-011; 5 High Trail-Section 6.0 with a stipulation that the lattice fencing will be revised with a trellis around the lattice and ivy will be planted.

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 month's meeting August 3, 2017 for public hearing.

Business Items

Petition to New Fairfield Zoning Regulation(s) Amendment to Zoning Regulation Section 10.1.2-Fee Schedule (Permit Fee's to not only now include additions; but to include fee schedule charged for Additions & Renovations. Applicant-New Fairfield Zoning Commission.

Kevin VanVlack motioned to continue for next months meeting to be held on August 3, 2017 and Lee Scott seconded.

All in favor

Applicant Requests Extension-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.

Kevin VanVlack motioned to continue for next months meeting to be held on August 3, 2017 and Lee Scott seconded.

All in favor

Accepting special Permit-SP-17-029; 9 Williams Road-3.1.2-Special Permit uses (Accessory apartment): Applicant – Michael & Monica Forsberg.

Kevin VanVlack motioned to continue for next months meeting to be held on August 3, 2017 (or sooner if possible) and Lee Scott seconded.

All in favor

Site Plan SI-17-030; 54 Gillotti Road-Section 8.1-Site Plan Design: Pave 60' x 90' Rectangular Space for a basketball court. Applicant-Town of New Fairfield.

Kevin VanVlack motioned to approve and Joe Letizia seconded.

All in favor

Approval of Minutes

Lee Scott made a motion to accept the minutes of the June 1, 2017 as presented and Kevin VanVlack seconded.

Vote taken 4-0-0

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 8:45

All in favor