

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

MINUTES
SPECIAL MEETING
Wednesday, July 26, 2017
7:30 pm
New Fairfield Town Library Community Room

Present: John Moran, Chair, Joe Letizia, Steve Hanrahan. John Brown, Lee Scott, Alternate, Evan White; Zoning Enforcement Officer.
Absent: Kevin VanVlack, Vice Chair, 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 7:40 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.

This special meeting is to complete the public hearing for the above two items. Under the Zoning Regulation 8.22 the commission has 65 days from the close of this public hearing to make an approval or denial on these matters.

Attorney Anthony J. Yorio approached the committee representing both of the above applicants along with Scott F. Hesketh, Manager of Transportation Engineering and Mr. Iadarola, the New Fairfield Town Engineer and Russell Posthauer of CCA, the site engineer for the project with a devised traffic study to be put in the town records.

Mr. Iadarola recommends maintaining the site circulation on #80 Route 39 in the counter-clockwise direction and maintaining the southerly driveway as the entrance driveway to the combined parcels and the center driveway as the exiting driveway to the parcels. Mr. Iadarola also believes that maintaining the current site circulation is appropriate and meets the current ConnDOT requirements. He also requests the the location of speed limit signs should be indicated as well and that the signs should not be obstructed by walls or vegetation.

Based on these two factors Mr. Iadarola concurred that utilizing the center driveway as the egress driveway is appropriate and well as the current site circulation.

Mr. Russell Posthauer of CCA, the site engineer, approached the committee with a sitghtline plan utilizing a Google Earth photo as a base which was also discussed and will be determined by a state permit.

Dan Bangel, Mary and Scott and Kristie March were in attendance at the meeting discussing their views on these matters.

Joe Letitia motioned to close Public Hearing and Steve Saharan seconded.
All in favor

Business Items

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.

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John Brown motion to continue Special Permit SP-17-012 & Special Permit SP-17-013; to August 16, 2017 meeting and Steve Hanrahan seconded.

All in favor

Approval of Minutes

To be continued to next months meeting to be held on August 17, 2017

Adjournment

John Moran made a motion to adjourn the meeting at 8:45

All in favor