



Zoning Commission
Town of New Fairfield
4 Brush Hill Road, New Fairfield, CT 06812



Minutes

Special Meeting

DATE: August 17, 2017

TIME: 7:30 pm.

LOCATION: New Fairfield High School

Present: John Moran (Chair), Kevin VanVlack (Vice Chair), Joe Letizia, John Brown, and Steve Hanrahan

Absent: Evan White, Zoning Enforcement Officer, and Lee Scott.

Call to Order: John Moran called the meeting to order at approximately 7:35 pm.

Public Hearing(s)

- 1) **Special Permit-SP-17-029**; 9 Williams Road-3.1.2-Special Permit uses (Accessory Apartment): Applicant- Michael & Monica Forsberg.

Special Permit SP-17-029 has met all the the specifications. The fire Marshall will conduct the final inspection upon completion.

Kevin VanVlack motioned to accept Special Permit SP-17-029 and Joe Letizia seconded.

All in favor

- 2) **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.

The Town Civil Engineer has provided an updated site plan explaining the revisions. These plans will be incorporated into the records at Town Hall. The plans include parking issues and planting of trees and shrubs such as arborvitae and marine locus instead of the use of umbrellas. A Motion to Continue will be held at next months meeting to be held on September 7, 2017.

- 3) **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.

A Site Plan has been revised to meet all requirements. For the purpose of the Board this is to be in letter format along with a letter for water management. Motion to accept will further be discussed at the September 7, 2017 meeting. Kevin VanVlack motion to close as a Public Hearing and Steve Hanrahan seconded.

All in favor

Business Items

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

Specifications have been met and approved. A speed limit of 25 MPH has been mentioned for the record backed by the Town Engineer. Kevin VanVlack motioned to approve and John Brown seconded.

All in favor

**4) Continued-Special Permit SP-17-013; 90 State Route 39-
Section 4.1 Business/Commercial-Special Permit for
Candlewood Café. Applicant-David Bernardini.**

Kevin VanVlack motioned to approve and John Brown
seconded.

All in favor

1) **Special Permit-SP-17-029; 9 Williams Road-3.1.2-Special Permit uses
(Accessory Apartment): Applicant- Michael & Monica Forsberg.**

Joe Letizia motion to approve Special Permit Sp-17-029: and John Brown
seconded.

All in favor

2) **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 approved to continue to next months meeting to be held on
September 7, 2017.

3) **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 will continue to next months meeting to be held on September 7.
2017

Minutes

Outstanding approval of minutes will be reviewed on September 7, 2017,

Adjournment

John Moran made a motion to adjourn the meeting at approximately 8:15.

All in favor