

THE ZONING COMMISSION

Town of New Fairfield
New, Fairfield, CT 06812

REGULAR MEETING

MINUTES

Thursday, December 7, 2017

7:30pm

New Fairfield Library Community Room

Present: John Moran, Chair; John Brown (Alternate), Joe Letizia, Gary Mummert (Alternate), Kevin Van Vlack and Town of New Fairfield Zoning Enforcement Officer Evan White

- 1. **Call to Order:** Chairman John Moran called the meeting to order to at 7:32pm.
- 2. **Public Comment:** None

PUBLIC HEARING

1. **Special Permit-SP-17-032; ;** 42 State Route 39- Section 4.1-Business/Commercial-Construct a Retail/Office/Restaurant Commercial Building by HKMQ, LLC. Applicant-HKMQ, LLC- Joe Reilly approached the commission to propose a building for retail storage and general office. Currently working with Town Engineer and plans should be complete within a few weeks. Mr. Reilly described the proposed building and will bring color samples to the next meeting. There will also be a retaining wall on this property - **Continued until January 3, 2018.**

2. **Special Permit-SP-17-035;** 1 Brush Hill Road-Section 4.1 (4.1.2) Business/Commercial-Special Permit Uses or Buildings. Build out of Site in Eatery by day and available for parties or get together outings by evening after closing. Applicant- John Petrone approached and spoke of rearrangement of the Food Center to give customers a place to sit to eat. The outside tables will be removed. It was noted that there is enough parking and the septic system is adequate.

Kevin Van Vlack made a motion to close the Public Hearing for Application-SP-17-035; 1 Brush Hill Road. Joe Letizia seconded the motion.

John Brown	yes
Joe Letizia	yes
John Moran	yes
Gary Mummert	yes
Kevin Van Vlack	yes

BUSINESS ITEMS

1. **Special Permit SP-17-032;** 42 State Route 39-Section 4.1-Business/Commerical-Construct a Retail/Office/Restaurant Commercial Building by HKMQ, LLC.- **Continued**

2. **Special Permit SP-17-035;** 1 Brush Hill Road, Section 4.1 (4.1.2) Business/Commercial-Special Permit Uses or Buildings, Build out of Site in Eatery by day and available for parties or get together outings by evening after closing. Applicant- John Petrone

Kevin Van Vlack made a motion to approve application SP-17-035; 1 Brush Hill Road for the expansion to include tables for customers to sit. Joe Letizia seconded the motion.

John Brown	yes
Joe Letizia	yes
John Moran	yes
Gary Mummert	yes
Kevin Van Vlack	yes

3. **Site Plan-SI-17-044;** 88 State Route 37 (Unit #2)-Section 4.1-Business/Commercial Permitted as of right. Build out of Independent Insurance Agency (O'Brien Insurance Agency) Applicant- Christopher O'Brien

Zoning Enforcement Office Evan White noted that all the necessary signatures and paperwork is complete for this application. It was noted that the signage for this business must be exactly the same as already exists.

Kevin Van Vlack made a motion to accept Site Plan SI-17-044; 88 State Route 37 (Unit 32) with the stipulations that they receive Fire Marshal approval and that signage will be a separate application. Joe Letizia seconded the motion.

John Brown	yes
Joe Letizia	yes
John Moran	yes
Gary Mummert	yes
Kevin Van Vlack	yes

4. **Site Plan-SI-17-042;** 100 State Route 37-Section 4.1-Business/Commercial; Uses Permitted as of Right. Office Space build out for Tunnels to Towers Foundation. Applicant-John Hodge.

John Moran noted that a parking study has already been done and there is adequate parking for this lot. The septic system is sufficient. Applicant John Hodge noted this is needed as a work space.

Joe Letizia made a motion to approve Site Plan-SI-17-042 as presented. John Brown seconded the motion.

John Brown	yes
Joe Letizia	yes
John Moran	yes
Gary Mummert	yes
Kevin Van Vlack	yes

5. **Site Plan-SI-17-043;** 100 State Route 37-Section 6.3 Signs, Commercial Permanent Signage for Exterior Facade. Applicant- Access Physical Therapy & Wellness, LLC.

John Moran noted that the signage will be the same as the existing sign. The commission asked that the applicant remove the logo to match the pre-existing signs. The applicant explained the reason for the logo on the sign. There was a brief discussion of parking on site.

Kevin Van Vlack made a motion to approve the application SI-17-043 with the following stipulations: the temporary sign be black and white only, the directory sign will say Physical Therapy and the sign on the front of the building will contain no color and will not have a logo. Gary Mummert seconded the motion.

John Brown	yes
Joe Letizia	yes
John Moran	yes
Gary Mummert	yes
Kevin Van Vlack	yes

Approval of Zoning Commission 2018 Calendar dates

Kevin Van Vlack to approve the 2018 calendar dates for the Zoning Commission as presented. Joe Letizia seconded the motion.

John Brown	yes
Joe Letizia	yes
John Moran	yes
Gary Mummert	yes
Kevin Van Vlack	yes

It was noted that the day for meetings have been moved from the first Thursday of the month to the first Wednesday.

Publishing of the New Barn Regulations & Signage

There was a discussion of the procedures for publication of the New Barn regulations and signage.

Enforcement Actions

There was a discussion of low income and/or multi-family housing.

There was a discussion of junk on a property below the 440 line.

Evan White spoke of violations that have been addressed.

Adjournment

Kevin Van Vlack made a motion to adjourn the meeting at approximately 8:30pm. Joe Letizia seconded the motion - All in favor

Respectfully submitted,
Suzanne Kloos