

THE ZONING COMMISSION

Town of New Fairfield
New, Fairfield, CT 06812

REGULAR MEETING

MINUTES (REVISED)

Thursday, November 2, 2017

7:30pm

New Fairfield Library Community Room

Present: John Moran, Chair; John Brown (Alternate), Steve Hanrahan, Joe Letizia, Gary Mummert (Alternate), Lee Scott and Kevin Van Vlack

1. **Call to Order:** Chairman John Moran called the meeting to order to at 7:30pm.
2. **Public Comment:** None

PUBLIC HEARING

1. Requested Continuance by Applicant to 12/7/17 Z/C; Special Permit-SP-17-032; 42 Route 39- Section 4.1-Business/Commerical-Construct a Retail/Office/Restaurant Commercial Building by HKMQ, LLC. Applicant-HKMQ, LLC.- **Granted**

2. Requested Continuance by Applicant to 12/7/17 Z/C; 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- **Granted**

BUSINESS ITEMS

1. Continued; 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. Continued; 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- **Continued**

3. Site Plan-SI-17-040; 96 State Route 37-Section 6.3-Signs, Remove Existing Sign and Replace with Non-Illuminated Letters for New Westerns Connecticut Medical Group Logo. Applicant- Darcie Roy/Nation Sign Corp.

Robert Kuszpa approached the Commission on behalf of the applicant Darcie Roy/National Sign Corp and described the replacement sign and letter for New Western Connecticut Medical Group.

Kevin Van Vlack made a motion to accept Site Plan SI-17-040; 96 State Route 37-Section 6.3 for a change to the sign. Joe Letizia seconded the motion.

Steve Hanrahan	yes
Joe Letizia	yes
John Moran	yes
Lee Scott	yes
Kevin Van Vlack	yes

4. Site Plan-SI-17-041; 12 Satterlee Road-Section 3.1.1(c) Uses Permitted as of Right (c. Minor Home Occupation). Convert Existing Garage to Home Gym. (Relocating from 1 Sawmill Rd, New Fairfield) Applicant- Arthur & Adrienne Corrigan

Applicant Adrienne Corrigan approached the commission about moving her business studio to her home due to the high cost of rent. This is a personal training business with approximately 2-4 clients per day. It was noted that there are six parking spots in the driveway. The New Fairfield Health Department has no objections to this home business. The commission reviewed the diagram of the garage door showing the dimensions.

Kevin Van Vlack made a motion to approve Site Plan application SI-17-041 applicant Adrienne Corrigan for the home occupation of a personal trainer out of her garage at 12 Satterlee Road with the maximum clients to be 2-4 per day. Lee Scott seconded the motion.

Steve Hanrahan	yes
Joe Letizia	yes
John Moran	yes
Lee Scott	yes
Kevin Van Vlack	yes

New Regulations for Signage

John Moran noted that regulations for signs need to be updated. He provided the members with a draft and asked them to review for next month.

Zone change for Saw Mill Road- This petition has been withdrawn. A new application must be filed in order to reapply.

Approval of minutes

Kevin Van Vlack made a motion to approve the minutes of the October 5, 2017 meeting as presented. Steve Hanrahan seconded the motion.

Steve Hanrahan	yes
Joe Letizia	yes
John Moran	yes
Kevin Van Vlack	yes
Lee Scott	Abstained

Enforcement Actions

It was noted that there is a metal fence constructed by Village Green without a permit. ZEO Evan White will look into this.

Adjournment

Kevin Van Vlack made a motion to adjourn the meeting at 7:55pm. John Brown seconded the motion - All in favor

Respectfully submitted,
Suzanne Kloos