

THE ZONING COMMISSION

Town of New Fairfield
New, Fairfield, CT 06812

MINUTES

Thursday, January 7, 2016

7:30pm

New Fairfield Library Community Room

Present: John Moran, Chair; Kevin Van Vlack; Vice Chair, John Brown (left 7:55pm), Stephen Hanrahan, Joe Letizia, Lee Smith (Alternate) and Evan White; Zoning Enforcement Officer

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

PUBLIC HEARING

1. Special Permit Application 15-025- Accessory Apartment 222, Rte 37, Chris and Julie Gould

Chris and Julie Gould approached the commission about adding an Accessory Apartment above their garage. This area is currently being used for Mr. Gould’s Real Estate office. The proposal would not require any change to the exterior of the building. Minor carpentry and an installation of a kitchen and the addition of a shower to the already existing ½ bath is all that would be required. A letter from the Health Department was presented.

Kevin Van Vlack made a motion to close the Public Hearing on Special Permit Application 15-025- Accessory Apartment 222, Rte 37, Chris and Julie Gould. Joe Letizia seconded the motion.

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

BUSINESS ITEMS

1. Special Permit Application 15-025- Accessory Apartment 222, Rte 37, Chris and Julie Gould with stipulation of approval from the Fire Marshal.

Kevin Van Vlack made a motion to approve Special Permit Application 15-025 Accessory Apartment 222, Rte 37, Chris and Julie Gould with stipulation of approval from the Fire Marshal. Joe Letizia seconded the motion.

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

Site Plan Application SI-15-027; 4 Dunham Drive, Construct 9 covered parking spaces

Peter Young spoke on behalf of Camillo Santomero regarding constructing wooden covered parking spaces for outside car storage at the back of the building. These parking spaces would not be visible from the road. There was a brief discussion of storm water management and it was noted that approval has been granted by the Inlands/Wetlands Commission. The size of these spots would be 10' by 20' and will be used by cars or boats.

Kevin Van Vlack made a motion to approve Site Plan Application SI-15-027; 4 Dunham Drive, to construct 9 covered parking spaces. Joe Letizia seconded the motion.

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

Site Plan Application SI-15-026; 3 Rte 39 (Unit 5) Whole Fit Signage

Seana Hart from Whole Fit approached the commission about constructing signs to reflect the services that are offered by Whole Fit. This sign fits the current regulations. Another directional sign would be on the fence by so the location.

Kevin Van Vlack made a motion to approve Site Plan Application SI-15-026; 3 RTE 39 (Unit 5) Whole Fit Signage. This includes signage on the front of the building, windows and a directional sign. Joe Letizia seconded the motion.

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

Site Plan Application SI-16-01; 84 RTE 37- Proposed Real Estate Office

Dan Riley and Nick Biasetti approached the commission about converting what was formerly the Village Flower Shop into a real estate office. There is plenty of parking for this location. The applicants will have to come back for approval for signage.

Kevin Van Vlack made a motion to approve Site Plan Application SI-16-01; 84 Rte 37 for a proposed real estate office with the stipulation that approval be obtained from the Fire Marshal and Sanitation Department and the applicants come back to the commission for signage approval. Joe Letizia seconded the motion.

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

Election of officers and schedule of upcoming meetings

John Moran and Kevin Van Vlack were unanimously reelected Chairman and Vice Chairman respectively. Mr. Moran noted that he and Mr. Van Vlack are both not available for the next regular meeting scheduled for Thursday, February 4th. It was decided to have the meeting on Wednesday, February 3rd however, if there are no pressing issues, the meeting will be cancelled. Mr. Moran will not be available for the March 3rd meeting and Mr. Van Vlack will construct the meeting.

Sign Regulations

The sign regulations will be sent to the Planning Commission for referral and voted on by the Zoning Commission at their April meeting.

Communications/Correspondence

Chairman John Moran noted that he would like the commission to meet with the First Selectman to discuss the storage units in town and whether or not they are used for storage or if businesses are being run from these storage units.

Approval of minutes

Joe Letizia made a motion to approve the minutes of the December 3, 2015 meeting as presented. Kevin Van Vlack seconded the motion.

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

Adjournment

Kevin Van Vlack made a motion to adjourn the meeting at approximately 8:33pm - All in favor