

THE ZONING COMMISSION

Town of New Fairfield
New, Fairfield, CT 06812

SPECIAL MEETING

MINUTES

Wednesday, February 3, 2016

7:30pm

New Fairfield Library Community Room

Present: John Moran, Chair; John Brown, Joe Letizia, 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. Zone Petition Application-P-15-001- Zone Change Petition (Residential to Commercial) 42 Rte 39, Applicant-Ellen Mohr

John Moran noted that a positive referral was received from the Planning Commission regarding this application. Applicant Ellen Mohr confirmed the spelling of her last name. John Moran read the regulations for Zone changing.

Joe Letizia made a motion to close the Public Hearing on Zone Petition Application P-15-001 Zone Change Petition (Residential to Commercial) 42 Rte 39, Applicant-Ellen Mohr. John Brown seconded the motion.

Joe Letizia	yes
John Brown	yes
John Moran	yes

Joe Letizia made a motion to approve Zone Petition Application P-15-001 Zone Change Petition. John Brown seconded the motion.

Joe Letizia	yes
John Brown	yes
John Moran	yes

John Moran noted that the reason for this Zone change was to make the zone a straight line across to the property. This change will be effective February 17, 2016.

BUSINESS ITEMS

1. Referral from Planning- Sign Regulations

Chairman John Moran noted that the commission received a positive referral from the Planning Commission regarding new sign regulations for businesses in town.

Joe Letizia made a motion to adopt the new sign regulations for the Town of New Fairfield. John Brown seconded the motion.

John Brown	yes
Joe Letizia	yes
John Moran	yes

The new regulations will be effective Monday, April 4th. Zoning Enforcement Office Evan White will meet with business owners in town to inform them of the new regulations and let them know they have 60 days to make any necessary changes.

Communications/Correspondence

Chairman John Moran spoke of an article about plastic sidewalks that are helpful in absorbing water and an article about trees that can help filter nutrients from the storm water and evergreens are the best trees for this.

Joe Letizia spoke of the lights on Hillside Avenue. John Moran noted that they are looking into shields for these lights.

Approval of minutes

Joe Letizia made a motion to approve the minutes of the January 7, 2016 meeting as presented. John Brown seconded the motion.

John Brown	yes
Joe Letizia	yes
John Moran	yes

Items for future agendas

The commission will discuss regulations for maximum square footage for shopping centers. Commission member Steve Hanrahan will continue to do some research to see what is most desired in New Fairfield for shopping centers.

The commission will discuss residential and commercial zoning for the area of Saw Mill Road and Route 39 with the possibility of more commercial property.

The commission briefly discussed working with the Planning Commission regarding the possibility of Senior Housing.

Adjournment

Joe Letizia made a motion to adjourn the meeting at 7:57pm. John Brown seconded the motion - All in favor