

**THE ZONING COMMISSION  
TOWN OF NEW FAIRFIELD  
NEW FAIRFIELD, CT 06812**

**MINUTES**

**Thursday, October 6, 2016**

**7:30 pm**

**New Fairfield Library Community Room**

Commission Present: John Moran (Chair), Kevin VanVlack (Vice-Chair), Joe Letizia, Steve Hanrahan, Lee Scott (Alternate) and Evan White; Zoning Enforcement Officer.

1. Call to Order: Chairman John Moran called the meeting to order at 7:30 pm

**PUBLIC COMMENTS:**

Mr. Jim Hancock approached the commission to discuss a septic retaining wall built on the boundary line of his property located at 35 Ridge Road in Candlewood Isle, New Fairfield. Items being questioned are the blocks used to build this wall, the finish, elevation and drainage. The Zoning Enforcement Officer will meet with the the Town Health Department and a letter will be sent stating that the wall does not meet the specks and a complaint will then be filed

Discussion of Thomas Alesi III's Requested Garage Variance at 263 Ball Pond Road. This property is on a non-conforming lot. This will be sent to our Attorney to see if a Supreme Court has made a ruling on this in Connecticut , This matter will then be referred to the Zoning Board of Appeals.

**PUBLIC HEARING:**

1. **Special Permit; Application, SP-16-014; 54 Gillotti Road – Construction of a Multi-Purpose Turf Field on an existing grass field next to the Rebel Turf. Applicant(s) – Eric & Noah Alviti.**

Paper work has not been received on this motion and will be continued until next months meeting which will be held on November 3, 2016.

## **BUSINESS ITEMS:**

1. **Accepting Special Permit; SP-16-016; 13 Heron View Road – Proposed Addition of Staircase for Safety Egress – Applicant(s) – Robert & Denise Bredow.**

Kevin VanVlack motioned to accept Special Permit; SP-16-016.

Vote taken: 5-0-0

2. **Accepting Special Permit; SP-16-017; 1 Colonial Road – Proposed Conversion of In-Law Apartment in Previous In-Home Occupational Dental Office Space – Applicant(s) Stephen & Lynne Hanrahan.**

Kevin VanVlack motioned to accept Special Permit; SP-16-017; 1 Colonial Road. Joe Letizia seconded.

Vote taken: 4-0-0

## **APPROVAL OF MINUTES:**

Kevin VanVlack made a motion to approve the minutes for the September 8, 2016 meeting.

Lee Scott seconded the motion.

Vote taken: 5-0-0

## **ENFORCEMENT ACTIONS:**

## **ADJOURNMENT:**

Joe Letizia made a motion to adjourn the meeting at approximately 8:35 pm – All in favor

