

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

MINUTES

Thursday, November 3, 2016

7:30 pm

New Fairfield Library Community Room

Commission Present: John Moran (Chair), Kevin VanVlack (Vice-Chair), Joe Letizia, Steve Hanrahan, John Brown, 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 and Kathy Ashe 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 Health Department supercedes this issue and a letter will be sent to the Zoning Enforcement Officer to resolve this issue.

PUBLIC HEARING:

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.

Regulations have been presented regarding drainage map, catch basin, and gravel base which is typical for turf. Motion has been presented and committee has approved.

Vote taken: 6-0-0

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

Motion will be approved upon structural building permit.

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

Joe Letizia seconded

Vote taken: 5-0-0

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.

Motion has been approved in accordance of no additional screening, private entrance no exterior changes and owner occupancy.

Joe Letizia motioned to accept Special Permit: SP-016-017: Colonial Road. Kevin VanVlackoe seconded.

Vote taken: 5-0-0

BUSINESS ITEMS:

DISCUSSION OF REGULATING COMMERCIAL BUILDING SIZE PERMITTED IN NEW FAIRFIELD:

Town to minimize building size to preserve the Town of New Fairfield.

APPROVAL OF MINUTES:

Changes to be made on the October 6, 2016 minutes regarding Public Comment regarding the property located at 35 Ridge Road in Candlewood Isle. Kathy Ashe was also in attendance and approached the Committee.

Also regarding Accepting Special Permit: SP-016: 13 Heron View Road Joe Letizia motioned and Joe Lezitia seconded. Vote taken 4-0-0

made a motion to approve the minutes for the October 6, 2016 meeting.

Lee Scott seconded the motion.

Vote taken: 6-0-0

ENFORCEMENT ACTIONS:

APPROVAL OF 2017 ZONNG COMMISSION CALENDAR FOR MEETING DATES:

Committee would like to change the meeting to the first Wednesday of the month upon approval of location.

ADJOURNMENT:

Joe Letizia made a motion to adjourn the meeting at approximately 8:25 pm – All in favor.