

THE ZONING COMMISSION

Town of New Fairfield
New, Fairfield, CT 06812

MINUTES

Thursday, December 3, 2015

7:30pm

Company A Firehouse Community Room

Present: John Moran, Chair; Kevin Van Vlack; Vice Chair, John Brown, Steve Hanrahan, Joe Letizia and Evan White; Zoning Enforcement Officer

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

PUBLIC HEARING

1. Zoning Petition Application P-15-001- Zone Change Petition (Residential to Commercial) 42 RTE 39

Chairman John Moran spoke of this application and noted that the Zoning Commission has accepted this application. The applicant will have to post a sign for 15 days and the application will be forwarded on to the Planning Commission. The applicant should refer to the regulations regarding the sign.

- 2. Special Permit Application 15-025-Special Permit for Accessory apartment: 222 Rte 37**
Kevin Van Vlack made a motion to accept Special Permit Application 15-025 for Accessory apartment 222 Rte 37 to be put on next month's Zoning Commission agenda on January 7th as a Public Hearing. Joe Letizia seconded the motion.

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

3. Special Permit Application SP15-015-Relocation of Dunkin Donuts to 100 Route 37; ECB Realty, LLC Applicant

There was a discussion of the landscaping and parking around the property of the proposed site.

John Brown made a motion to close the Public Hearing for Special Permit Application 15-015 for relocation of Dunkin Donuts to 100 Route 37; ECB Realty, LLC Applicant. Joe Letizia seconded the motion.

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

BUSINESS ITEMS

Special Permit Application SP15-015-Relocation of Dunkin Donuts to 100 Route 37; ECB Realty, LLC Applicant

There are currently 89 spaces in this parking lot. The commission will assign a number of spaces for each business.

Kevin Van Vlack made a motion to approve Special Permit Application SP 15-015 Relocation of Dunkin Donuts to 100 Route 37 with the stipulation that the parking will be for 89 cars instead of the required 107 spaces and referring to Section 6.2.10. Joe Letizia seconded the motion.

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

Site Plan Application SI-15-029; 249 RTE 39 Opening of Existing Restaurant at Villa Pasta

There was a discussion of the opening of the existing restaurant at Villa Pasta. The signage size will stay the same and the colors will be blue and white. There will be a sail boat in the front. The logo on the wall will not be greater than 12 square feet.

Kevin Van Vlack made a motion to approve Site Plan Application SI-15-029; RTE 39- Opening of Existing Restaurant at Villa Pasta as presented with the sign and the sail boat. Joe Letizia seconded the motion.

Kevin Van Vlack	yes
Joe Letizia	yes
John Brown	yes
John Moran	yes
Steve Hanrahan	no

Site Plan Application SI-15-30; 80 RTE 39-Icon Sports Bar Signage

There was a discussion of the sign for the Icon Sports Bar. The color of the sign will be black, white and grey. The maximum size of the sign must be 50 square feet.

Kevin Van Vlack made a motion to approve Site Plan Application SI-15-030; 80 RTE 39 Icon Sports Bar Signage with the modification that the size of the sign does not exceed a maximum of 50 square feet. Joe Letizia seconded the motion.

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

Site Plan Application SI-15-026; 3 RTE 39-(Unit 5) Whole Fit Signage- applicant not present

Site Plan Application SI-15-028; 132 RTE 37- Construction of Business Office over existing structure

Peter Young spoke on behalf of the applicant regarding the construction of a business office over an existing structure.

Kevin Van Vlack made a motion to approve Site Plan Application SI-15-028; 132 Rte 37 Construction of Business Office over existing structure. Joe Letizia seconded the motion.

Kevin Van Vlack	yes
Joe Letizia	yes
John Brown	yes
John Moran	yes
Steve Hanrahan	Stepped down

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

Peter Young spoke of the size of the parking spaces and noted that this has been approved by the Inlands/Wetlands Commission. It was noted that this needs to go to the Zoning Board of Appeals due to the size of the property.

Resignation of member- Chairman John Moran read a letter from Zoning Commission member Nicole Sanchez resigning her position on the board since she moved out of town.

Resignation of board secretary- John Moran noted that he received a letter from Commission Secretary Lyn Schaefer resigning her position due to another job commitment.

2016 Zoning Commission Calendar of meeting dates

The meetings for 2016 will be held on the first Thursday of the month.

Kevin Van Vlack made a motion to approve the 2016 calendar of meetings as presented. Joe Letizia seconded the motion.

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

Adjournment

The meeting adjourned at approximately 8:40pm.