

The Zoning Commission

Town of New Fairfield
New Fairfield, CT 06812

MINUTES

Regular Meeting

Thursday, April 9, 2015

New Fairfield Public Library Community Room

New Fairfield, CT 06812

Present: John Moran, Chair; Joe Letizia, Steve Hanrahan, John Brown, Alternate;; Evan White, Zoning Enforcement Officer; Lyn Sheaffer, Zoning Commission Secretary

1. **Call to Order:** Meeting called to order by Chair John Moran at 7:34 pm

2. Public Comment

None

Mr. Moran elevated alternates John Brown to full voting status.

BUSINESS ITEM:

1. Special Permit –Regulation 3.1.2 K; Construct an Accessory Apartment, 20 Milltown Road, New Fairfield, CT; Gulio and Mary Burra, Applicant.

Public Hearing set for next regular meeting May 7, 2015

2. Site Plan Application, Gills Garage, 7 Rte 37, New Fairfield, New Signage.

Nobody in attendance. Application penned to next regular meeting May 7, 2015.

3. Proposed changes to the Zoning Regulations relative to Signage

WINDOW SIGNS

G. Temporary Window Signs - Window signs are permitted on a temporary basis without a zoning permit for a maximum of twenty-one (21) consecutive days provided that:

- 1. The total area of such sign shall not exceed twenty-five (25) percent of the window surface to which is applied;**

Remove verbiage:

~~2. Such sign shall not be affixed to the same window to which a permanent window sign is affixed, except that in the event of stores or premises with only one window, such temporary sign may be affixed to the same window as the permanent sign so long as the temporary sign shall not exceed fifteen (15) percent of the total window surface; and,~~

2. If an owner displays signs in violation of this Section, the Zoning Enforcement Officer or the Zoning Commission may require the removal of such signs and the owner may be required to receive a zoning permit prior to the subsequent display of such temporary signs.

3. Total Window Signage (Permanent + Temporary) shall not exceed 25% of total window surface.

H. Permanent Window Signs - Permanent window signs may be displayed provided that:

1. A zoning permit has been issued for a permanent window sign;

2. Such sign(s) **occupy no more than** [remove verbiage] ~~is the smaller of fifteen (15) percent of the [remove verbiage] window surface in which it is displayed or six (6) square feet in area~~ **TOTAL window area**; and,

[Remove verbiage] ~~3. Not more than two (2) window surfaces are utilized.~~

4. One (1) "open" neon sign in window per business, not to exceed 2.0 Square feet. The neon "open" sign is permitted provided such is not of the flashing or intermittent type, do not have changing degrees of intensity. Sign shall be lit only during business hours.

5. Hours of Signs – 6:00 a.m. to 10:00 p.m., unless you are open 24 hours a day.

6. Total Window Signage (Permanent + Temporary) shall not exceed 25% of total window surface.

I. Directional Signs. Signs solely for the control of traffic and parking, excluding State and Town traffic control signs. These signs shall have a maximum area per sign of two (2) square feet per side.

J. Agricultural Signs. Signs to identify the location of a farm are limited to one (1) sign per farm and nine (9) square feet per side.

K. OPEN FLAG – One (1) Open" flag not to exceed 3" x 5" (fifteen (15) square feet displayed outside on a pole. Flag must be removed when the business is closed. Open signs and flags are limited to identifying the business is "Open" and shall not display the business name, hours of operation or any other information, including pictures of logos.

Mr. Moran read the changes for the open flag into the record. There was no comments or objections.

Mr. Moran read the proposed changes for Temporary and Permanent window signs into the record.

The Commission discussed internally illuminated signs. The Business owners asked for one such sign. The Commission discussed permitting 10% of the window used for internally illuminated. No flashing allowed. It would be included in the 25%.

Mr. Moran thanked the Business owners for their input and the Commission will discuss their concerns.

4. Proposed changes to the Zoning Regulations relative to Accessory Structures / Barns

3.0 GENERAL PROVISIONS

Add Verbiage

3.0.10 Barns

- A. Barns will be permitted in the Residential Zones providing the lot is equal to or greater than 5 acres and does not contain kitchens, bedrooms or any primary living space.
- B. One (1) Barn shall be permitted on a minimum of 5 acres, not to exceed 5,000 Square Feet.
- C. The Front Setback shall have a minimum of 150'; the Side Setback shall have a minimum of 70' and the Rear Setback shall have minimum of 120'

DEFINITIONS - Add Verbiage

BARNs – An agricultural building constructed of wood where hay, tools and/or equipment are kept and livestock may be sheltered. Barns shall not contain kitchens, bedrooms or any primary living space. If used solely for agricultural use construction material may be varied at the discretion of the Zoning Commission.

Mr. Moran read the proposed changes into the record. He reported a Positive Referral from the New Fairfield Planning Commission.

MOTION

Mr. Letizia motioned to approve the additions to the New Fairfield Zoning Regulations under Section 3.0 General Provisions, 3.0.1 Barns, and under Definitions: *Barn*. Mr. Hanrahan seconded the Motion.

Vote taken

Joe Letizia	Yes
John Brown	Yes
Steve Hanrahan	Yes
John Moran	Yes

Motion carried unanimously.

The Commission discussed the possible changes in the proposed sign regulations. They discussed the open sign should be included in the 10% "internally illuminated" Mr. Hanrahan stated the Commission would need to write an accurate definition. He asked the Commission members to go around town and take a look at the signs in the windows.

5. Violations Report – ZEO

ZEO reviewed the current sign violations.

6. Communication/ Correspondence

None

7. Minutes

February 5, 2015

MOTION

Mr. Hanrahan motioned to accept the minutes as presented.

Correction: Change in date: Feb 5, 2015

Mr. Letizia seconded the motion. Vote taken

Joe Letizia	Yes
John Brown	Yes
Steve Hanrahan	Yes
John Moran	Yes

Motion carried unanimously.

8. Adjournment

Meeting adjourned at 8:25 P.M.

Respectfully submitted

Lyn Sheaffer
Zoning Commission Secretary