

# The Zoning Commission

Town of New Fairfield  
New Fairfield, CT 06812

## MINUTES

### Regular Meeting

Thursday, May 7, 2015

New Fairfield High School Library

New Fairfield, CT 06812

**Present:** John Moran, Chair; Kevin VanVlack (7:35 PM), Vice Chair, Joe Letizia, Steve Hanrahan (7:38 PM), John Brown, Alternate; Lee Scott, Alternate; Evan White, Zoning Enforcement Officer; Lyn Sheaffer, Zoning Commission Secretary

1. **Call to Order:** Meeting called to order by Chair John Moran at 7:31 pm

### 2. Public Comment

None

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

### PUBLIC HEARING:

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

Mr. Moran asked if everyone had signed off on the application, the ZEO reported yes. ZEO reported no objections.

### PUBLIC COMMENT

None

### MOTION

Mr. Letizia motioned to close the Public Hearing. Mr. Brown seconded the motion. Vote taken:

Joe Letizia	Yes
John Brown	Yes
Lee Scott	Yes
John Moran	Yes

Motion Carried unanimously,

**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.

Mr. Moran asked the Commission if there were any questions or objections.

MOTION

Mr. Letizia motioned to approve Special Permit 15-03, 20 Milltown Road, New Fairfield, Julio and Mary Burra Applicant. Mr. Scott seconded the motion. Vote taken:

Joe Letizia	Yes
John Brown	Yes
Lee Scott	Yes
John Moran	Yes

Motion Carried unanimously

Mr. Kevin VanVlack arrived at 7:35 PM

1. Special Permit –Regulation 3.1.2 K; Construct an Accessory Apartment, 10 Bayberry Lane, New Fairfield, CT; Lloyd and Carolyn Decker Applicant.

MOTION

Mr. Scott motioned to accept the Special Permit Application for 10 Bayberry Lane, New Fairfield. Mr. VanVlack seconded the motion. Vote taken:

Joe Letizia	Yes
Kevin VanVlack	Yes
John Brown	Yes
Lee Scott	Yes
John Moran	Yes

Motion Carried unanimously

Mr. Steve Hanrahan arrived at 7:40 PM, Mr. Brown was returned to alternate status.

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

Mr. Gilbert Hickes approached The Commission.

The Zoning Enforcement Officer distribute Site Plan Application # SN04. Mr. Moran asked if it met regulations. The ZEO reported it was over by 6 Sq. Ft. Mr. Moran explained the sign did not meet regulations, so Mr. Hicks would either have to make it smaller so the Commission could approve or go before the Zoning Board of Appeals.

The Commission reviewed the dimensions again and found the sign comes in at .53 sq. ft. just under, 60 sq. ft. is permitted in the commercial district.

Mr. Moran questioned the colors, he felt the only way he would approve is with black and white. Mr. Hanrahan asked for a picture of the sign exactly as it will be. Mr. Moran asked the ZEO to work with Mr. Gill. Mr. White will send an email copy to the Commission and if there are no objections he will approve.

MOTION

Mr. VanVlack motioned to add a discussion on the proposed changes to the regulations for signs. Mr. Scott seconded the motion. Vote taken:

Joe Letizia	Yes
Kevin VanVlack	Yes
Steve Hanrahan	Yes
Lee Scott	Yes
John Moran	Yes

Motion Carried unanimously

Mr. Moran explained Mr. White has concerns with proposed sign regulations. Mr. White stated he is concerned with enforcement of the 25% with 10% colored. The Commission discussed. Mr. Moran asked the Commission to look around town and review signs for discussion next meeting. Mr. White stated that under Freedom of Speech the state statues say a banner is considered a sign. Mr. White will double check the State Statue.

3. Violations Report – ZEO

ZEO reported Mr. Pat Toth now has a sign on the front counter of the gym he is doing oil changes for the public where he stores the antique cars. The Commission discussed and asked him to send a cease & desist order.

4. Communication/ Correspondence  
None

Mr. Brown was elevated to voting status for purpose of vote, Mr. Scott returned to Alternate status.

5. Minutes  
*April 9, 2015*

MOTION

Mr. Letizia motioned to accept the minutes of April 9, 2015 as presented. Mr. Brown seconded the motion.

Vote taken

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

Motion carried unanimously.

6. Adjournment

Meeting adjourned at 8:35 P.M.

Respectfully submitted

Lyn Sheaffer  
Zoning Commission Secretary