

The Zoning Commission

Town of New Fairfield
New Fairfield, CT 06812

MINUTES

Regular Meeting

Thursday, June 4, 2015

New Fairfield High School Library

New Fairfield, CT 06812

Present: John Moran, Chair; Kevin Van Vlack, Vice Chair, Joe Letizia, Steve Hanrahan, 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 alternate Lee Scott.

PUBLIC HEARING:

1. Special Permit Application SI-15-006 –Regulation 3.1.2 K; Construct an Accessory Apartment, 10 Bayberry Lane, New Fairfield, CT; Lloyd and Carolyn Decker Applicant.

Evan White, Zoning Enforcement Officer, stated the application meets regulations. He stated additional screening would be installed.

MOTION

Mr. Van Vlack motioned to close the Public Hearing for Special Permit Application SI-15-006. Mr. Letizia seconded the motion. Vote taken:

Joe Letizia	Yes
Kevin Van Vlack	Yes
Steve Hanrahan	Yes
Lee Scott	Yes
John Moran	Yes

Motion Carried unanimously

BUSINESS ITEM:

1. Special Permit Application SI-15-006 –Regulation 3.1.2 K; Construct an Accessory Apartment, 10 Bayberry Lane, New Fairfield, CT; Lloyd and Carolyn Decker Applicant.

MOTION

Mr. Van Vlack motioned to close the Public Hearing for Special Permit Application SI-15-006. Mr. Letizia seconded the motion. Vote taken:

Joe Letizia	Yes
Kevin Van Vlack	Yes
Steve Hanrahan	Yes
Lee Scott	Yes
John Moran	Yes

Motion carried unanimously.

2. **Site Plan Application SI-15-007 – Proposed business, 100 Route 37; Anthony Bruno Applicant.**

ZEO reported the application was missing a letter of approval from the Fire Marshall. He stated the parking met regulations.

Mr. Moran stated the approval was only for the use at this time, no signage. Mr. Hanrahan stated he felt any new signs should come before the Commission for approval. Signs being replaced can be approved by the ZEO.

George Walker and Anthony Bruno approached the Commission. The Commission discussed outside dining. ZEO used 2 tables/8 seats for parking calculations. Mr. Moran stated if the applicant wants more outside tables they must come in for more parking.

MOTION

Mr. Letizia motioned to approve Site Plan Application SI-15-007 with the following stipulations:

1. Neon sign complies with 10% window regulation
2. Letter from Fire Marshall is received with no objections.
3. Outdoor dining approved for 2 tables 8 seats each. Additional tables must re-apply to ensure adequate parking available. Vote taken:

Joe Letizia	Yes
Kevin Van Vlack	Yes
Steve Hanrahan	Yes
Lee Scott	Yes
John Moran	Yes

Motion carried unanimously.

3. **Site Plan Application SI-15-008 – Proposed business, 88 Route 37; Beverly Steiger Applicant.**

Beverly Steiger approached the Commission. Ms. Steiger reviewed the proposed yoga studio. The ZEO stated all regulations have been met except no Fire Marshall letter has been received. He stated the Parking met regulations.

Ms. Steiger asked about use of static window clings for privacy. They contain no letters or words, no content. The Commission discussed and decided it was like shades.

Ms. Steiger stated the signage will match what is there.

MOTION

Mr. Van Vlack motioned to Approve Site Plan Application SI-15-008 with the following stipulation:

1. Letter from the Fire Marshall is received with no objections.

Mr. Scott seconded the motion. Vote taken:

Joe Letizia	Yes
Kevin Van Vlack	Yes
Steve Hanrahan	Yes
Lee Scott	Yes
John Moran	Yes

Motion carried unanimously.

4. Proposed changes to the sign regulation

Mr. Hanrahan and Mr. Van Vlack reviewed final changes to proposed sign regulation. Secretary will finalize verbiage and send to both for review.

5. Minutes - May 7, 2015

Mr. Van Vlack motioned to approve the minutes of May 7, 2013 with the following corrections:

1. Both alternates Mr. Lee Scott and Mr. John Brown were elevated at the meeting.
2. Mr. Van Vlack’s name is properly spelled with a space.

Mr. Scott seconded the motion. Vote taken

Joe Letizia	Yes
Kevin Van Vlack	Yes
Steve Hanrahan	Yes
Lee Scott	Yes
John Moran	Yes

Motion carried unanimously.

6. Violations Report – ZEO

ZEO reported he was working with Pat Toth, he is not permitted to offer oil changes to the public.

ZEO sending notice of violations for unregistered vehicles at 7 Donnelly Drive.

7. Communication/ Correspondence

None

The ZEO asked if there could be some leeway built into the calculation for impervious surface. The Commission discussed and decided the regulation has to be black and white. Over 25% need a Storm Water Mgmt plan.

8. Adjournment

Meeting adjourned at 8:55 p.m.

Respectfully Submitted

Lyn Sheaffer
Zoning Commission Secretary