

# The Zoning Commission

Town of New Fairfield  
New Fairfield, CT 06812

## MINUTES

### Regular Meeting

Thursday, September 17, 2015

Town Hall Conference Room

New Fairfield, CT 06812

**Present:** John Moran, Chair; Kevin Van Vlack, Vice Chair, Joe Letizia, Steve Hanrahan, Lee Scott, Alternate, 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 7:32 pm

**2. Public Comment**

None

Mr. Moran elevated Alternate Lee Scott to full voting status.

**BUSINESS ITEM:**

**1. Zone Change Petition 42 Route 39 from Residential to Commercial. Ellen Moore Applicant.**

Mr. Moran explained to Ms. Moore the Commission would need a formal application. The application could be accepted at the October regular meeting and Public Hearing set.

Public Hearing set for November 5, 2015.

Mr. Moran elevated Alternate Lee Scott to full voting status. Next Commission meeting set for October 8, 2015.

**2. Special Permit Application SP-15-015, Relocation of Dunkin Donuts to 100 Route 37; ECB Realty, LLC Applicant.**

MOTION

Mr. Letizia motioned to accept Special Permit Application SP-15-015. Mr. Van Vlack seconded the motion. Vote taken:

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

**3. Special Permit Application SP-15-016; 7-9 Brush Hill Road; Special Permit Uses/Buildings. ECB Realty, LLC Applicant**

MOTION

Mr. Scott motioned to accept the Special Permit Application SP-15-016. Mr. Hanrahan seconded the motion. Vote taken:

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

Motion carried unanimously.

Public Hearing set for October 8, 2015.

**4. Site Plan Application SI-15-009; 3 Dunham Drive, World Champion Tae Kwon Do, Master Kim Applicant.**

Application Withdrawn.

**5. Site Plan Application SI-15-017; Modification of Landscaping Plan, Heron View Road, Dunham Pond Development, LLC Applicant.**

Mr. Moran asked the Commission to allow him and the ZEO to walk the property and see what the changes are and compare with what was originally approved.

Mr. George Kolantine asked the Commission to review screening for the homeowners of Hillside Drive. Mr. Moran made an appointment with owner Anthony Lucero to walk the property. Mr. Letizia will attend also. Mr. Moran will bring back a report to the Commission the next regular meeting.

Mr. Kolantine asked the Commission to consider screening needed at night. The Commission will look into it.

**6. Site Plan Application SI-15-018 – 2 Dunham Drive; Construction of 40 x 60 4 Car Garage. Peter Young Applicant.**

Mr. Peter Young approached the Commission. Mr. Young reviewed the drawings for a 4 car garage. Mr. Young explained they already had an approval for a 40 x 70 garage, now want to change the dimensions to 40 x 60.

The ZEO asked for impervious surface calculations. The Commission discussed maximum coverage. Mr. Young stated the usage would be for equipment & auto storage. No bathrooms or water.

**7. Site Plan Application SI-15-019; 28 Route 39, Convert units 9 & 10 from Nail Salon to Hot Yoga, Hye Soo Kim Applicant.**

Mr. Young approached the Commission as representative for the Applicant. Mr. Moran asked about the flashing signs in the nail salon. ZEO to send Cease & Desist. Mr. White reviewed parking, 205 spaces are needed, 195 are available.

Mr. Young stated some tenants are leaving. Bruno's leaves 28 spaces available. Mr. Moran stated the Commission may approve with the contingency Bruno's is leaving. The next tenant could have a parking problem.

**MOTION**

Mr. Van Vlack motioned to approve Site Plan Application SI-15-019 with the understanding Bruno's is leaving and the next tenant may have restricted number of parking spaces available. Mr. Letizia seconded the motion.

Vote taken:

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

Motion carried unanimously.

**VETERAN'S DISCUSSION**

Jim Miranda, New Fairfield Veterans Association explained they were now in need of a garage for storage. They asked the Commission if there would be opposition to a building at the transfer station. The Commission discussed and stated they would have no objections to that location. Mr. Moran reviewed the process for Mr. Miranda.

**8. Minutes – August 6, 2015**

Mr. Letizia motioned to approve the minutes of August 6, 2015

Correction: change verbiage to read "COMMENT" Mr. Van Vlack seconded the motion.

Vote taken

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

Motion carried unanimously.

**9. Violations Report – ZEO**

Mr. White reviewed ongoing violations.

**10. Communication/ Correspondence**

None

**11. Adjournment**

Mr. Letizia motioned to adjourn the meeting. Mr. Scott seconded the motion. Vote taken:

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

Motion carried unanimously.

Meeting adjourned at 8:48 P.M.

Respectfully Submitted,

Lyn Sheaffer  
Zoning Commission Secretary.