

# ZONING COMMISSION TOWN OF NEW FAIRFIELD

4 BRUSH HILL ROAD NEW FAIRFIELD, CT 06812

PHONE: 203-312-5646

## MINUTES

### Regular Meeting

Thursday, October 2, 2014

New Fairfield Library Community Room

7:00 p.m.

**Present:** John Moran, Chair; Steve Hanrahan, Kevin VanVlack, Joe Letizia, Lee Scott, Alternate, John Brown, Alternate; Tom Gormley, Zoning Enforcement Officer, Lyn Sheaffer, Zoning Commission Secretary

**1. Call to Order:** Meeting called to order by Chair John Moran at 7:30 pm

**2. Public Comment**

None

## PUBLIC HEARING

**1. Special Permit – SP-14-011, Relocate Dunkin Doughnuts to Brush Hill Road, ECB Realty, LLC Applicant**

Mr. Dinus Verbicus, Artel Engineering approached the Commission. He reviewed the Special Permit to relocate Dunkin Donuts to Brush Hill Road.

Mr. Verbicus explained they had finished up with Wetlands. He reviewed the changes in the plans because they were trying to tie into the municipal water system.

Mr. Verbicus reviewed the proposal for the extended sidewalk. The Commission asked for another sidewalk. Mr. Verbicus stated he was not sure the DOT would approve another crosswalk so close to the one at town hall. He would check what the state requires for minimal distance between crosswalks. Mr. VanVlack asked to have the sidewalk extended.

Mr. Verbicus explained they were working with the state & local health department on the Septic. The state is asking for individual systems not one big one.

The Commission questioned the parking. Mr. Hanrahan asked if Dunkin Doughnuts was considered a restaurant. If considered a restaurant 69 parking spaces would be required when they currently have 37. Mr. Verbicus stated the current Starbucks location has approx. 45 spaces for all users.

Mr. Verbicus stated they had replaced the Shadblow trees on the landscaping plan with Kousa dogwood. He stated if the larger trees across the street need to be removed they will be replaced.

Mr. Verbicus requested any signage be placed on the property line. Because it is a state road there is a 80' right of way so to meet the regulations the sign would have to be 30-35' from the street line. 30-35 feet from the street line, because of the 80' right of way.

Mr. VanVlack expressed concern about the DOTs rules on crosswalks. He is concerned about people crossing from the ball fields.

Mr. Neil Olinski, Milone & Macbroom approached the Commission. He reviewed the traffic study for the area. He explained the left turn up the hill may experience a 30second wait during peak time. The Commission discussed.

Mr. Hanrahan reviewed regulation 6.3.6B asking that all signage be harmonizing with the town. He stated NO internally illuminated signs will be allowed.

Mr. Moran stated the Commission will need a full landscape plan as well as information about the crosswalk and connecting sidewalks.

Mr. Verbicus will send a letter of extension to ZEO Tom Gormley.

John Moran read a letter from the Planning Commission into the record requesting someone come and explain the application before they can send a referral. Mr. Moran stated no referral is a positive referral. The Commission discussed. Mr. Gormley will send a letter to the Planning Commission.

Public Hearing continued to next regular meeting 10/2/14

**BUSINESS ITEM:**

1. Special Permit – SP-14-011, Relocate Dunkin Doughnuts to Brush Hill Road, ECB Realty, LLC Applicant.

Continued to next regular meeting.

2. Site Plan Application SI-14-013, 1 Ball Pond Road East, Aquarion Water Company

Mr. Moran stated the Commission had met at the Site Saturday, 9/27/14. He explained they had shown the location of the water tank and building.

Coleen Dougherty, Wright-Pierce approached the Commission. Ms. Dougherty reviewed the landscape plan. The Commission discussed and asked they be planed 18-20’ apart. They asked for 2 staggered rows. Ms. Dougherty stated she will submit final plans.

Mr. Moran elevated Lee Scott to full voting status.

**MOTION**

Mr. VanVlack motioned to add Special Permit Application SP-14-06 to the agenda. Mr. Hanrahan seconded the motion. Vote taken:

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

Motion carried unanimously.

Public Hearing set for 11/6/14.

3. Violations Report – ZEO

Zoning Enforcement Officer Tom Gormley reviewed he had sent a cease & desist to Candlewood Grill for their Oktoberfest Banner.

4. Communication/ Correspondence  
None

5. Minutes

*September 4,, 2014*

MOTION

Mr. VanVlack motioned to approve the minutes of September 4, 2014 as presented. Mr. Letizia seconded the motion. .

Vote taken:

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

Motion carried unanimously

The Commission will hold a Special Meeting 10/23 at 7:00 p.m. the place TBD to discuss the signage in town.

6. Adjournment

Meeting adjourned at 8:50 p.m.

Respectfully submitted

Lyn Sheaffer  
Zoning Commission Secretary