

# The Zoning Commission

Town of New Fairfield  
New Fairfield, CT 06812

## MINUTES

### Special Meeting

Thursday, October 23 2014

New Fairfield Public Library Community Room

New Fairfield, CT 06812

**Present:** John Moran, Chair; Joe Letizia, Lee Scott, Alternate, Lyn Sheaffer, Zoning Commission Secretary

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

Mr. Moran reviewed the purpose of the meeting. Mr. Moran also announced that our Zoning Enforcement Officer Tom Gormley had given his resignation. He thanked Tom for all his hard work on behalf of the town and its residents.

### **2. Public Comment**

Susan Chapman, First Selectman asked the Commission to find compromises to support the local businesses that sponsor so many of the town's institutions.

Mr. Roger Flocke, New Fairfield stated it was important to him and his family to keep New Fairfield's rural and residential character. He thanked the Commission for their efforts to keep New Fairfield from looking like Time Square.

### **BUSINESS ITEM:**

#### **1. DISCUSSION OF SIGNAGE IN THE COMMERCIAL ZONE – Review of New Fairfield Zoning Regulation Section 6.3**

Mr. Moran explained that zoning is strict because if unregulated signs are allowed for one business then everyone in town would have the same right.

The Commission addressed several comments from the public in attendance

The Commission reviewed the sign regulation and reviewed the requests from the business owners at the last Special meeting.

#### **6.3.8 Maximum Sign Area**

**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.

Mr. Moran stated he felt they were all in agreement No banners would be permitted.

## **H. PERMENANT WINDOW SIGN**

4. One (1) “open” sign in window per business, not to exceed 1.5 Square feet. One neon sign is permitted provided such is not of the flashing or intermittent type, do not have changing degrees of intensity, are not colored, and do not consist of tubing or stings of such light outlining such signs. Sign shall be lit only during business hours.

### **Definitions:**

Flags - Flexible materials such as cloth, paper, plastic and typically displayed on a flag pole, or structure.

The Commission discussed color and decided to permit the business owner to choose the color. The sign may only be lit during business hours and only between the hours of 6:00 a.m. and 10:00 p.m. unless the business is open 24 hours in which case it may remain illuminated.

The Commission had a request to increase the percentage of window coverage. Currently the regulations state a business can have 15% of the glazed area of the window. The Commission decided to stay with 15% but deleted the verbiage limiting to two windows, thereby increasing the permitted area to 15% of all glass in the premises

### **Banners**

The Commission discussed banners. The Commission decided there was no reason to consider changing the current regulation prohibiting banners. The Commission did decide to include a definition for the word “banner” in the regulations to eliminate confusion.

The Commission discussed the Barber Pole used outside the Barbershop in town.

## **2. Adjournment**

Meeting adjourned at 8:40 p.m.

Respectfully submitted

Lyn Sheaffer  
Zoning Commission Secretary