

# ZONING COMMISSION TOWN OF NEW FAIRFIELD

4 BRUSH HILL ROAD NEW FAIRFIELD, CT 06812

PHONE: 203-312-5646

## MINUTES

### Regular Meeting

Thursday, December 4, 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; Evan White, Zoning Enforcement Officer; Lyn Sheaffer, Zoning Commission Secretary

**Guest:** Susan Chapman, First Selectman

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

Mr. Moran introduced the new Zoning Enforcement Officer, Evan White to the Commission.

**2. Public Comment**

None

## PUBLIC HEARING

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

Mr. Mark Kornhaas, Artel Engineering approached the Commission.

Mr. Moran stated the Commission was missing a letter from the Fire Marshall & Sanitarian.

Mr. Kornhaas reviewed elevations for the proposed Post Office building. They proposed a white building lower 1/3 brick with charcoal grey shingles.

Mr. Moran reminded Mr. Kornhaas a licensed Arborist needs to be on site when cutting the road, and no signs are permitted that are internally illuminated. Mr. Moran expressed concern over crossing at the ball field and suggested a split rail fence behind the guide wire pushing people down the hill. The applicant agreed to install the fence.

## PUBLIC COMMENT

Mr. John Hodge, New Fairfield.

Mr. Hodge stated in the past if something was installed on town property a maintenance agreement is usually negotiated. Ms. Chapman asked the applicant maintain the fence.

Mr. Steve Hanrahan arrived at 7:48 p.m.

Wesley Marsh, New Fairfield

Mr. Marsh felt a split-rail fence would break when people sit or stand on it. Mr. Marsh objected to the proposal due to safety issues and traffic issues on the hill.

Bob Byers, New Fairfield

Mr. Byers suggested a row of hedge roses along the fence.

John Hodge, New Fairfield

Mr. Hodge asked about the water supply. Mr. Moran stated that wasn't a Zoning issue.

Diane Miller

Ms. Miller objected to the Proposal.

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

**MOTION**

Mr. VanVlack motioned to close the Public Hearing on SP-14-011. Mr. Letizia seconded the motion. Vote taken:

Joseph Letizia	Yes
Steve Hanrahan	Yes
John Moran	Yes
Kevin VanVlack	Yes
John Brown	Yes

Motion Carried Unanimously

Mr. Moran suggested the Commission discuss at the next regular meeting, January 8, 2014. Still town letters missing.

**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. Proposed changes to the Zoning Regulations relative to Accessory Structures / Barns

Mr. VanVlack reviewed possible regulation language for greater than 5 acres.

Mr. Hanrahan expressed concern, a barn shouldn't be used to run a business from. He also stated a Guest House needs to be more restrictive.

Mr. VanVlack felt the Commission needed to think about the size.

3. Proposed changes to the Zoning Regulations relative to Signage

Mr. Moran suggested the Commission have a special meeting to discuss total window coverage of signage and size of barns.

Special meeting set for Tuesday December, 9, 2014, 7:00 P.M. Place TBD.

- 4. Violations Report – ZEO  
None

Mr. Moran asked the ZEO to research when the Marijuana Moratorium expires.

- 5. Election of Officers

MOTION

Mr. Letizia motioned to keep officers as they are. John Moran, Chairman; Kevin VanVlack Vice Chairman. Mr. Hanrahan seconded the motion. Vote taken:

Joseph Letizia	Yes
Steve Hanrahan	Yes
John Moran	Yes
Kevin VanVlack	Yes
John Brown	Yes

Motion Carried Unanimously

- 6. Communication/ Correspondence

None

- 7. Minutes

*October 23, 2014*

Postponed

*November 6, 2014*

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

MOTION

Mr. Letizia motioned to approve the minutes of November 6, 2014 as presented. 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

Mr. Moran distributed Poinsettia's to the Commission & members of the office.

8. Adjournment

Meeting adjourned at 8:55 p.m.

Respectfully submitted

Lyn Sheaffer  
Zoning Commission Secretary