

The Zoning Commission

Town of New Fairfield
New Fairfield, CT 06812

MINUTES

Special Meeting

Tuesday, December 9, 2014

New Fairfield Public Library Community Room

New Fairfield, CT 06812

Present: John Moran, Chair; Kevin VanVlack, Vice Chair; Joe Letizia, Steve Hanrahan, 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 7:09 pm

2. Public Comment

None

3. Proposed changes to the Zoning Regulations relative to Signage

WINDOW SIGNS

The Commission discussed percentage of total window permitted. The Commission made the following changes/.

G. Temporary Window Signs - Window signs are permitted on a temporary basis without a zoning permit for a maximum of twenty-one (21) consecutive days provided that:

?????????? 25% for temporary + permanent.

1. The total area of such sign shall not exceed twenty-five (25) percent of the window surface to which is applied;

Remove verbiage:

~~2. Such sign shall not be affixed to the same window to which a permanent window sign is affixed, except that in the event of stores or premises with only one window, such temporary sign may be affixed to the same window as the permanent sign so long as the temporary sign shall not exceed fifteen (15) percent of the total window surface; and,~~

3. If an owner displays signs in violation of this Section, the Zoning Enforcement Officer or the Zoning Commission may require the removal of such signs and the owner may be required to receive a zoning permit prior to the subsequent display of such temporary signs.

H. Permanent Window Signs - Permanent window signs may be displayed provided that:

1. A zoning permit has been issued for a permanent window sign;
2. Such sign(s) **occupy no more than** ~~is the smaller of fifteen (15) percent of the window surface in which it is displayed or six (6) square feet in area~~ TOTAL **window area**; and,
3. ~~Not more than two (2) window surfaces are utilized.~~
4. One (1) "open" **neon** sign in window per business, not to exceed ~~4.5~~ **2.0** Square feet. ~~One~~ **The neon "open"** sign is permitted provided such is not of the flashing or intermittent type, do not have changing degrees of intensity, ~~are one color, and do not consist of tubing or stings of such light outlining such signs.~~ Sign shall be lit only during business hours.

5. Hours of Signs – 6:00 a.m. to 10:00 p.m., unless you are open 24 hours a day.

****** TOTAL WINDOW SIGNAGE NOT TO EXCEED 25%**

I. Directional Signs. Signs solely for the control of traffic and parking, excluding State and Town traffic control signs. These signs shall have a maximum area per sign of two (2) square feet per side.

J. Agricultural Signs. Signs to identify the location of a farm are limited to one (1) sign per farm and nine (9) square feet per side.

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, including pictures of logos.

DEFINITIONS:

SIGN: Any awning, ~~banner~~, device, display, fixture, object, placard, structure, window valance, or part thereof, visible from a public street, whether situated indoors or outdoors, which is used to advertise, identity, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means, including colors, design, figures, illumination, letters, projected images, logo, symbols, or words, but excluding the flag or insignia of any nation, state, town or recognized religious organization.

ACCESSORY BUILDINGS – BARNs

Mr. VanVlack reviewed the current regulation. The Commission discussed size and decided "*on a minimum of 5 acres, one (1) barn not to exceed 50000 sq. feet*"

The Commission discussed setbacks and felt they should be two times the R88 district. Front: 150' Side: 70', Rear 120'.

The Commission added the following

DEFINITIONS

BARNS – An agricultural building constructed of wood where hay, tools and/or equipment are kept and livestock may be sheltered.

ACCESSORY BUILDING

Barns – Barns will be permitted in the Residential Zones providing the lot is equal to or greater than 5 acres and does not contain kitchens, bedrooms or any primary living space.

Meeting adjourned at 8:30 p.m.

Respectfully submitted

Lyn Sheaffer
Zoning Commission Secretary