

ZONING COMMISSION TOWN OF NEW FAIRFIELD

4 BRUSH HILL ROAD NEW FAIRFIELD, CT 06812

PHONE: 203-312-5646

MINUTES

Special Meeting

Thursday, August 21, 2014

New Fairfield Town Hall Annex Conference Room

7:00 p.m.

Present: John Moran, Chair; Steve Hanrahan, Kevin VanVlack, Joe Letizia, Lee Scott, 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

Mr. VanVlack stated that Commission member Nicole Sanches has resigned because she is moving out of town.

Mr. Letizia left the meeting at 7:10 p.m.

BUSINESS ITEM:

1. Discussion of Patio & Concrete work for 100 Route 37, Allan Rothman Applicant

Alan Rothman approached the Commission. He explained he wanted to do concrete or concrete pavers so he can be flexible with tenants and has the ability to reconfigure entrances. He will also use concrete planters on the patio.

The Commission discussed the issue and agreed they did not have a problem with the proposal.

2. Discussion of results of Special Meeting 7/31/14 with New Fairfield Business Owners on Review of New Fairfield Zoning Regulation Section 6.3

OPEN FLAGS

Mr. VanVlack stated he had done some research and the standard size for an open flag is 3 x 5, and that other towns use that dimension in their regulations. He felt the Open flag could take the place of the neon signs.

The Commission discussed and agreed to:

1. Only (1) 3 x 5 flag on a pole
2. Must say OPEN only
3. May not be a banner
4. Must be taken in when closed

INTERNALLY LIT SIGNS

Mr. VanVlack explained he had looked at the regulations of several other town's that are similar to New Fairfield. Some towns (Sherman, Brookfield) prohibit illuminated signs. Newtown prohibits internally illuminated and Neon signs. The Commission reviewed the regulations.

Mr. Moran stated the Commission has to decide what we want New Fairfield to look like. He stated he didn't have a problem with a 3 x 5 Open Flag. The Commission agreed with restrictions. Mr. Scott wanted to make sure it did not look like a banner and Mr. Gormley agreed and added no words but OPEN, and the flag

BANNERS

Section 6.3.4e - Mr. Moran asked the Commission how they felt about banners. Mr. VanVlack read the description of a banner. The Commission discussed and agreed to continue prohibiting banners in town.

The Commission discussed temporary signs.

NEON SIGNS

Mr. Hanrahan felt they should keep the ban on neon signs. Mr. VanVlack suggested allowing a neon open sign.

Mr. Scott like the idea of no neon signs or internally lit visible from outside the building. He was not in favor of neon signs lit all night. Mr. VanVlack felt we could restrict a neon open sign to store hours. The Commission discussed and agreed on

1. (1) Neon open sign ½ Sq. Feet
2. Only lit during hours of operation, off when closed.
3. No moving, flashing, blinking or strobe.

The Commission discussed if they should regulate color and how much (percentage of) signage to allow in a window.

Mr. Hanrahan questioned Compatibility of signs in a complex. The Commission discussed and agreed they should continue.

Mr. Gormley distributed "Accessory uses & structures" and asked the Commission to review the regulations for Farm & Barn for further discussion.

3. Adjournment

Meeting adjourned at 8:40 p.m.

Respectfully submitted

Lyn Sheaffer
Zoning Commission Secretary