

ZONING COMMISSION TOWN OF NEW FAIRFIELD

4 BRUSH HILL ROAD NEW FAIRFIELD, CT 06812

PHONE: 203-312-5646

MINUTES

Regular Meeting

Thursday, August 7, 2014

New Fairfield Town Hall Conference Room

7:30 p.m.

Present: John Moran, Chair; Steve Hanrahan, Kevin VanVlack, 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

BUSINESS ITEM:

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

Mr. Moran explained a Public Hearing was needed for this application. Public Hearing set for next regular meeting 9/7/14 at NF High School Library 7:00 p.m.

Mr. Dinus Virbicus approaches the Commission and reviewed the proposed Special Permit. He explained the Post Office would remain in its current location. The parking lot would be reconfigured and the façade of the other existing building would be updated. The applicant is trying acquire land from the state for parking to meet the regulations.

Mr. Virbicus stated the Town Engineer recommended a slight widening o the road at the entrance to allow traffic to pass tuning vehicles.

2. Site Plan Application SI-14-012, 3 Dunham Drive, Broadsters Roadster's & Storage, Patrick Toth Applicant.

Mr. Pat Toth approached the Commission. Mr. Toth reviewed his application for the storage of boats, auto's and motorcycles. Mr. Moran read the description of uses from the regulations.

Mr. Moran asked for letters from the Fire Marshall and town agencies. He asked for a license from the state, Mr. Toth stated he needed approval before securing the license.

Mr. Gormley stated he had received a letter from the Fire Marshall asking for more information. He also received a letter from the Health Dept. with no objections that he read into the record. Mr. Gormley will inspect the site. Mr. Moran asked the Commission Members to visit the site as well.

Application postponed to September 7, 2014 meeting.

3. Discussion & Review of Sign Regulations and discussion points made at Zoning Special meeting 7/31/14.

Mr. Moran suggested scheduling a Special Meeting to discuss the points made at the meeting. He asked the Commission to think about Flags when open, signage now 15% of the window and lighting 6:00 a.m. – 10:00 p.m. He felt they needed to discuss what the Commission would like to allow in the window and what not to allow. A definition of “Pictorial Sign” needs to be written.

The Commission discussed the “Welcome to New Fairfield” sign. Special meeting set for 8/21/14, 7:00 p.m. location TBD.

4. Violations Report – ZEO

Mr. Gormley reported on 16 Oswego. Neighbors reported trash in the yard, on a visit found out all windows were broken. Police were then called.

5. Communication/ Correspondence

None

6. Minutes

July 10, 2014;

Correction:

Add verbiage pg. 1: “*Mr. Moran elevated Mr. Scott to full voting status.*”

MOTION

Mr. Letizia motioned to approve the minutes of July 10, 2014 with correction. Mr. Scott seconded the motion.

Vote taken:

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

Motioned carried unanimously.

7. Adjournment

Meeting adjourned at 8:50 p.m.

Respectfully submitted

Lyn Sheaffer
Zoning Commission Secretary