

ZONING COMMISSION TOWN OF NEW FAIRFIELD

4 BRUSH HILL ROAD NEW FAIRFIELD, CT 06812

PHONE: 203-312-5646

MINUTES

Regular Meeting

Thursday, September 4, 2014

New Fairfield High School Library

7:00 p.m.

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

PUBLIC HEARING

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

Mr. Dinus Verbicus, ECB Realty approached the Commission. He reviewed the Special Permit to relocate Dunkin Donuts to Brush Hill Road.

Mr. Moran explained that we would not close the Public Hearing tonight, the application is still before other Commissions in town.

Mr. Verbicus explained the Post Office is stated to stay in its current location however the façade will be updated and roof raised with a cupola added. He explained to loosen the turning radius at the west end of the building they are proposing filling in the notch of the building as a space swap. Existing curb cuts would be maintained, however there will be a change in the direction of flow.

Mr. Verbicus pointed out the removal of a portion of the end of the Western building. They are proposing filling in the notch roughly 330 square feet. He explained the drive-thru window would be facing the Post Office, and there would now be room for stacking 14 cars before interfering with the parking lot.

The Commission reviewed parking. There are 2 proposed handicapped spots in the center of the building. One for the Post Office and One for the Dunkin Donuts. They are van accessible. Mr. Verbicus explained ADA Requires 1 handicapped space for every 25 spaces. They are proposing 37 total spaces on site so 2 handicapped spaces are needed.

The Commission reviewed the exit. Mr. Hanrahan asked if there would be an island or just striping. Mr. Verbicus stated it would be a striped island because of large trucks

Mr. Hanrahan asked how parking was calculated as a restaurant or take out. Mr. Verbicus explained they considered it a retail use because all donuts are delivered.

Mr. Verbicus explained they were proposing replacing the septic system. The 2 buildings are outdated and one is out of code. He reviewed the underground drainage designed to function for a 25 year storm. He stated when they were before the Wetlands Commission they asked if they were tying into the municipal water system. He has met with the Chair of the WPCA and will meet with Tim Simpkins, he stated he felt they would be happy to connect.

Mr. Moran asked about the landscaping plan. Mr. Verbicus stated they had hired Environmental Land Solutions. The Commission reviewed the landscape plans. Mr. Moran asked they replace the Shad Blow trees with Kousa Dogwoods.

Mr. Verbicus stated the Traffic Engineer Study was not available tonight. He explained the study had recommended widening the road to allow vehicles ample room to pass turning vehicles. Mr. Moran asked about the trees on the other side of the road. He wouldn't mind seeing them replaced with an upright tree, he explained they are now Norway spruce an invasive species.

The Commission expressed concern about the ball field across the street and people crossing to Dunkin Donuts. Mr. VanVlack asked if there was a way to force people on to a sidewalk crossing the street. Mr. Verbicus will look into it. The Commission discussed sidewalks.

Mr. Verbicus stated the Post Office building would be 2207 sq. feet. Total parking spaces on site 37. 20 for the Post Office and 27 for Dunkin Donuts. He explained that 60-65% of customer traffic is drive-thru and 30-35% will park.

The Commission reviewed the architectural rendering. Mr. Hanrahan stated that the orange and raspberry DD building would not fit in New Fairfield.

Mr. Brown asked if it was eat in as well. Mr. Verbicus said yes, there would be seating for 30-40 patrons as well as a fire place. Mr. Hanrahan asked for the usable space to calculate the parking. Attorney Marcus will do the parking calculations and submit them.

Mr. Moran read a letter with concerns from Diane Miller, 1 Brush Drive into the record.

Public Hearing continued to next regular meeting 10/2/14

BUSINESS ITEM:

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

Continued to next regular meeting.

MOTION

Mr. Letizia motioned to add a discussion on the Carriage House to the agenda. Mr. VanVlack seconded the motion. Vote taken

Joseph Letizia	Yes
Steve Hanrahan	Yes
John Moran	Yes

Motion carried

Mr. Dave Bernadini approached the Commission. He explained he is keeping the Carriage House building the same as before. There would be no change in use, he is going to open a sports bar and grill. Mr. Hanrahan stated the island in front is a mess, Mr. Bernadini will landscape. Mr. Hanrahan reminded him he would have to come before the Commission for any signage.

MOTION

Mr. Letizia motioned to add Site Plan Application SI-14-015 to the agenda. Mr. VanVlack seconded the motion. Vote taken

Joseph Letizia	Yes
Steve Hanrahan	Yes
John Moran	Yes

Motion carried

Mr. Khaimov Ruben approached the Commission. He explained he wants to open a barber shop at 28 route 39. Mr. Gormley stated it was next to the Chinese Restaurant. Mr. Ruben explained the hours would be 9:00 a.m. -6:30 p.m. with just 1 employee.

MOTION

Mr. VanVlack motioned to approve Site Plan Application SI-14-015 28 Rt. 39 for a barber shop. Mr. Letizia seconded the motion. Vote taken:

Joseph Letizia	Yes
Steve Hanrahan	Yes
John Moran	Yes

Motion carried.

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

Mr. Patrick Toth approached the Commission. The ZEO distributed information and reported Mr. Toth had received Health Dept. approval.

Mr. Toth explained he was going store and sell antique and used cars. He would only be open by appointment. Sales would be over the internet.

Mr. Letizia asked if there would be any outside signage. Mr. Toth said no.

MOTION

Mr. VanVlack motioned to approve Site Plan Application SI-14-012, 3 Dunham Drive for Internet sales and storage. Mr. Letizia seconded the motion.

Mr. Hanrahan expressed concern over a sign, he stated they would need to come in for signage, this was just to approve use. Vote taken:

Joseph Letizia	Yes
Steve Hanrahan	Yes
John Moran	Yes

Motion carried.

3. Site Plan Application SI-14-013, 1 Ball Pond Road East, Aquarion Water Company

Mr. Mariusz Jedrychowski, Engineer for the applicant approached the Commission. He explained they were proposing upgrades to the Ball Pond Well and area. He explained there were existing 3 wells servicing 200 people. They are not producing enough yield for all people. They are proposing a new pumping station, additional storage and emergency generators. There will be some upgrade to distribution system but not at the homes.

New building would be 18’ wide x 42’ long. 756 sq. feet. New tank is 27’ and can use 100% of volume.

Mr. Hanrahan asked Mr. Jedrychowski to consider screening the new tank considering the size. Mr. Hanrahan stated the Commission will need a landscaping plan. Mr. Jedrychowski explained there would be a separate entrance for CL&P to access electric box. That is a requirement of CL&P.

The Building height is 17’ Mr. Jedrychowski reviewed the exterior elevations. He stated they were trying to go to bid this Fall for construction in the Spring. There is no additional lighting.

Mr. Moran stated they need to determine what screening is needed and felt they need a plan showing where the tank and building are going. The Commission discussed a Site walk on Saturday morning.

4. Violations Report – ZEO

Zoning Enforcement Officer Tom Gormley gave an update on 32 Possum Drive.

5. Communication/ Correspondence

None

6. Minutes

August 21, 2014

Corrections: 1. Mr. Letizia returned at 7:40 p.m. 2. Size of neon sign permitted is 1 ½ Sq. Feet

MOTION

Mr. VanVlack motioned to approve the minutes of August 21, 2014 as corrected. Mr. Letizia seconded the motion.

Vote taken:

Joseph Letizia	Yes
Steve Hanrahan	Yes
John Moran	Yes

Motion carried.

July 31, 2014;

MOTION

Mr. Letizia to approve the minutes of July 31, 2014 as corrected. Mr. Hanrahan seconded the motion. Vote taken:

Joseph Letizia	Yes
Steve Hanrahan	Yes
John Moran	Yes

Motion carried.

1. Adjournment

Meeting adjourned at 9:20 p.m.

Respectfully submitted

Lyn Sheaffer
Zoning Commission Secretary