

ZONING COMMISSION TOWN OF NEW FAIRFIELD
4 BRUSH HILL ROAD NEW FAIRFIELD, CT 06812
PHONE: 203-312-5646

MINUTES

Regular Meeting
Thursday, January 9, 2014

New Fairfield Library Community Room
7:30 p.m.

PRESENT: John Moran, Chairman; Kevin VanVlack, Vice Chairman, Joe Letizia, Steve Hanrahan, Nicole Sanches; Alternate Lee Scott; Alternate John Brown, Zoning Enforcement Officer Tom Gormley, Commission Secretary Lyn Sheaffer.

1. Call to Order

Meeting called to order by Chair John Moran at 7:30 p.m.

2. Public Comment

Anthony Yorio & Phil Craske approached the Commission about a change in use for 249 Route 39. He explained the use would lessen the non conformity. The Commission discussed & decided they needed to speak with the Town Atty.

Charles Franklin, 10 Crestway approached the Commission. He explained an issue with a camera and lights his neighbor has. Mr. Gormley reported he visited the property at 6:10 p.m. this evening and the owner had made adjustments, no light is currently migrating off the property. Several neighbors stated complaints about the lights & camera and asked if the tower met with regulations.

Regular Member Nicole Sanches arrived at 7:40 p.m.

PUBLIC HEARING

1. P-13-001 - Petition from Kevin Hart for change in the Zoning Regulations.- Change to the size of freestanding sign in the Neighborhood Business District

Regular Member Steve Hanrahan recused himself, Mr. Brown elevated to full voting member.

Mr. Kevin Hart approached the Commission and explained he wanted to increase the size of the freestanding sign in the NBD to 8 sq. feet, doubling the current size. He explained he would install indirect lighting pointed down.

The Commission discussed. Mr. Hart stated the Sr. Center sign is 16 sq. feet, and 30 sq. feet is permissible in the Commercial zone.

Mr. Moran asked the Commission to consider why this would be beneficial to the zone.

Mr. Hart stated the increase of sign was for readability. Mr. Moran reminded the Commission the entire zone could change the size of their current signs.

Mr. VanVlack suggested maybe not go all the way to 8', maybe consider 6 sq. feet.

Public Hearing continued to Feb 6, 2014.

BUSINESS ITEM:

1. P-13-001 - Petition from Kevin Hart for change in the Zoning Regulations.- Change to the size of freestanding sign in the Neighborhood Business District

Continued to February 6, 2014

2. P-13-002 - Petition to modify regulations relative to Pool House; Brian Marshall Applicant

Public Hearing set for February 6, 2014

3. App# SI-13-025 - Antique Technology, LLC – Basement of 3 Dunham Drive - Storage of Antiques and Personal Storage

Mr. Kurt Stoffel approached the Commission. Mr. Stoffel reviewed the history of the property. He explained he is waiting for letters from the Fire Marshall & Health Dept.

The Commission discussed and agreed storing antiques was a permitted use, however no automobiles. No sales to be conducted at the location.

Mr. Gormley reported there were 2 employees, and sufficient parking.

MOTION

Mr. Letizia motioned to approve Application SI-13-025. For antique storage only, no automobiles and no sales at the location. Approval contingent upon receiving letters from the New Fairfield Fire Marshall & Health Dept. No signage at this time. Mr. VanVlack seconded the motion. Vote taken:

Joe Letizia	Yes
Steve Hanrahan	Yes
Kevin VanVlack	Yes
Nicole Sanches	Yes
John Moran	Yes

Motion carried unanimously.

Mr. Stoffel asked to have another application motioned onto the agenda. Mr. Moran stated not without the ZEO given time to review.

4. Violations Report – Zoning Enforcement Officer

No Report

5. Communication / Correspondence

None

6. Election of Officers

MOTION

Mr. Letizia motioned to keep the present officers for 2014. Chair – John Moran; Vice Chair – Kevin VanVlack. Mr. Hanrahan seconded the motion. Vote taken:

Joe Letizia	Yes
Steve Hanrahan	Yes
Kevin VanVlack	Yes
Nicole Sanches	Yes
John Moran	Yes

Motion carried unanimously.

Mr. Gormley reported the town was reviewing budgets. He felt some cuts may be in the future, he asked the Commission to think about reviewing current fees. The Commission discussed.

Mr. Gormley asked about adding a requirement for a digital copy when submitting an A2 survey. The Commission liked that idea and asked for a discussion on the subject to be added to next month’s agenda.

Mr. Letizia asked for a discussion on accessory bldg vs. detached garage. He felt a detached garage should be accessible via automobile. The Commission asked it be added to the next month’s agenda for discussion.

7. Minutes December 5, 2013

MOTION

Mr. Letizia motioned to accept the minutes of December 5, 2013 as presented. Mr. VanVlack seconded the motion. Vote taken:

Joe Letizia	Yes
Steve Hanrahan	Abstain
John Brown	Yes
Kevin VanVlack	Yes

Motion carried.

8. Adjournment

Meeting adjourned at 9:30 p.m.

Respectfully submitted

Lyn Sheaffer
Zoning Commission Secretary