

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

MINUTES

**Regular Meeting**  
Thursday, February 6, 2014

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

PRESENT: John Moran, Chairman, Joe Letizia, Nicole Sanches, John Brown, Lee Scott, 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.

Mr. Moran elevated Mr. Brown and Mr. Scott to full voting status.

**2. Public Comment**

None

**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 – (continued from last meeting)**

Mr. Moran explained he asked Mr. Hart to come back to the Commission with a new configuration for the 8' sign to prevent one business from having the entire sign. He explained it may work if the total were 8 feet. Mr. Moran stated we would need to define the regulation.

Mr. Moran reported the Commission had received a positive referral from planning. He asked to have the Zoning Enforcement Officer write a draft regulation and possible vote next meeting.

**MOTION**

Mr. Letizia motioned to close public hearing P-13-001. Mr. Brown seconded the motion. Vote taken:

Joe Letizia	Yes
Nicole Sanches	Yes
John Brown	Yes
Lee Scott	Yes
John Moran	Yes

Public Hearing closed.

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

Brian Marshall approached the Commission. Mr. Moran reviewed the history of the application. Mr. Marshall is looking to increase the size of an access structure and permit plumbing.

Mr. Moran stated was not in favor of changing the regulation, he felt the reason it read this way was to prevent pool houses from becoming apartments.

The Commission discussed.

Public Comment – None

**MOTION**

Mr. Letizia motioned to close public hearing P-13-002. Mr. Brown seconded the motion. Vote taken:

Joe Letizia	Yes
Nicole Sanches	Yes
John Brown	Yes
Lee Scott	Yes
John Moran	Yes

Public Hearing closed.

**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 from last meeting)**

Continued to next regular meeting.

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

Continued to next regular meeting.

3. **Project 100 Route 37 – A discussion with the Commission to change to the façade of the current building – Applicant Leigh Overland**

Mr. Leigh Overland approached the Commission. He asked if a Site Plan Application was needed to build a patio. The Commission discussed and said yes.

Mr. Moran informed the Commission that when voting to adopt an amendment to the regulations the Commission member must state the reason why they think the change is positive for the town. When voting in the negative no reason is needed.

4. **Violations Report – Zoning Enforcement Officer**

None

MOTION

Mr. Letizia motioned to add a modification for App# SI-13-025 - Antique Technology, LLC – Basement of 3 Dunham Drive - Storage of Antiques and Personal Storage. Mr. Brown seconded the motion. Vote taken:

Joe Letizia	Yes
Nicole Sanches	Yes
John Brown	Yes
Lee Scott	Yes
John Moran	Yes

Motion Carried Unanimously

Mr. Kurt Stoffel approached the Commission and distributed drawings. He asked to add a Youth Wrestling Practice Facility. There would be 2 coaches with a max of 25 kids. He would also like to add an area for music instruction.

Mr. Moran stated he would need to complete paperwork. Drawings that show the different areas and a parking schedule showing handicapped spots.

Mr. Stoffel was concerned because the wrestling area is time sensitive, the group is going to Nationals. He spoke with Mr. Crawford who said everything looked OK, but the weather has delayed the paperwork. He asked the Commission vote on an approval subject to letters pending.

The Commission discussed.

Ms. Sanches asked if there was a separation from the antique storage and wrestling space. Mr. Stoffel assured her there would be no threat to the kids.

The Commission discussed and felt he needed to come in with a plan for the site showing everything. Mr. Moran stated they could review it again next month if all the paperwork was in. The Commission agreed.

MOTION

Mr. Lee motioned to continue the discussion modifications of App Si-13-025. Mr. Letizia seconded the motion. Vote taken:

Joe Letizia	Yes
Nicole Sanches	Yes
John Brown	Yes
Lee Scott	Yes
John Moran	Yes

Motion carried unanimously..

**5. DISCUSSION – Adding a requirement to include a digital copy when submitting an A2 survey.**

Postponed to the next regular meeting

**6. DISCUSSION – Review regulations regarding an Accessory bldg vs. detached garage.**

Postponed to the next regular meeting

**7. Communication / Correspondence**

None

**8. Minutes**

*January 9, 2014*

Correction: Page 2 Paragraph 3 change verbiage to read “Mr. Gormley reported there was sufficient parking.” The number of employees reported by Mr. Stoffel of only 2 consisting of him and his wife.

**MOTION**

Mr. Brown motioned to accept the minutes as corrected. Mr. Letizia seconded the motion. Vote taken:

Joe Letizia	Yes
Nicole Sanches	Yes
John Brown	Yes
Lee Scott	Yes
John Moran	Yes

Motion carried unanimously

**9. Adjournment**

Meeting adjourned at 9:00 PM

Respectfully submitted

Lyn Sheaffer  
Zoning Commission Secretary