

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

MINUTES

Regular Meeting
Thursday, April 3, 2014

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

PRESENT: Kevin VanVlack, Vice Chairman, Joe Letizia, Steve Hanrahan, Lee Scott, alternate, Tom Gormley, Zoning Enforcement Officer.

1. Call to Order

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

PUBLIC COMMENT

None

BUSINESS ITEMS

1. P-13-002 - Petition to modify regulations relative to Pool House; Brian Marshall Applicant (continued from last meeting)

Mr. Moran read the state statute into the record on how to vote for a petition to modify regulations.

The Commission reviewed & discussed the proposed changes to the regulations. The Commission discussed having a workshop, and reviewing how they will affect other regulations especially Impervious Surface calculations.

Mr. Moran reminded the Commission the time limit on the application requires a vote tonight.

MOTION

Mr. VanVlack motioned to approved Petition P-13-002, to modify regulations. Mr. Hanrahan seconded the motion. Vote taken

Kevin VanVlack	No
Joe Letizia	No
Nicole Sanches	No
Steve Hanrahan	No
John Moran	No

Motion Failed.

** Workshop meeting set for May 23, 2014 7:00 PM at the Library Community Room.

2. Dunham Pond – A review of the Amended and Restated Affordability Plan – Atty. Robin Kahn

Attorney Robin Kahn Approached the Commission Atty. Kahn reviewed the changes to the affordability plan.

MOTION

Mr. Hanrahan motioned to approve the Amended and Restated Affordability Plan as presented by Attorney Kahn. Mr. Letizia seconded the motion.

Vote taken:

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

Motion Carried Unanimously.

3. DISCUSSION Signage at Old 37 Patio & Grill, 25 Route 37.

Mr. Karl Euben approached the Commission. Mr. Euben presented pictures of the artwork painted on the fence.

Mr. Moran stated the Commission has to decide whether it is advertising or art. The Commission discussed.

The Commission reviewed what is permitted, and Mr. Hanrahan stated he would be permitted a 30 sq. ft. free standing sign on his property.

Mr. Euben stated he felt the restriction of signage was hurtful to his business.

Mr. VanVlack felt if it was a picture of a sun & moon it would be art but the food is what is sold in the business.

Mr. Scott felt the placement suggest advertising, maybe he could turn the fence around and create a dining area, and then it would be art.

Continued to next regular meeting.

Candlewood Grille

Mr. Moran reported he met with the owner of Candlewood Grille about his banners. The owner asked what the definition of a banner is; he felt it was not a banner according to the state definition. He asked that the Commission discuss the definition of a banner in the workshop and suggested possibly permitting them 4 times a year.

4. DISCUSSION on the issue of medical marijuana facilities, farms, distribution points, etc.

MOTION

Mr. Letizia motioned to enact a moratorium for 1 year prohibiting the growing or distribution of medical marijuana. Mr. VanVlack seconded the motion.

Vote taken

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

Motion Carried Unanimously.

5. Communication/ Correspondence

None

6. Minutes

February 6, 2014;

MOTION

Mr. Letizia motioned to accept the minutes of 2/6/14 as presented. Mr. VanVlack seconded the motion.

Vote taken.

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

Motion Carried Unanimously.

March 6, 2014

MOTION

Mr. Letizia motioned to accept the minutes of 3/6/14 as presented. Mr. VanVlack seconded the motion.

Vote taken.

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

Motion Carried Unanimously.

Meeting adjourned at 8:40 P.M.

Respectfully submitted

Lyn Sheaffer
Zoning Commission Secretary