

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

MINUTES

Regular Meeting
Thursday, May 1, 2014

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

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

1. Call to Order

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

PUBLIC COMMENT

None

PUBLIC HEARING

1. Petition to modify regulations relative to Pool House; Zoning Commission Applicant.

Mr. VanVlack read the proposed changes to Section 3.0.4 Minor Accessory Buildings and Structures into the record.

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

MOTION

Mr. VanVlack motioned to close the Public Hearing for the Petition to change Section 3.0.4 Minor Accessory Buildings and Structures as stated. Mr. Hanrahan seconded the motion. Vote taken:

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

Motion carried unanimously

Mr. Moran felt this should still be referred to the Planning Commission.

2. Enact a 1 year moratorium to prohibit growing or distribution facilities for Medical Marijuana.

Mr. Moran read the following into the record:

Section 1.5.3

L. Temporary and limited moratoria from Medical Marijuana Producers and Dispensary Facilities

Purpose: The purpose of this Moratorium is to provide relief from considering applications for Medical Marijuana Producers and Dispensary Facilities. The Zoning Commission will review the “State of Connecticut Regulations of the Department of Consumer Protection concerning Palliative Use of Marijuana: and the associated application process for producers and dispensary facilities in order to draft and adopt Zoning Regulations regarding the production and distribution of medical marijuana within the Town of New Fairfield that are the result of a proper review process and planning regarding these new uses.

Applicability: During this temporary and limited moratorium, no new application for a Medical Producer or Dispensary Facility shall be received or acted upon by the Commission for a period of one (1) year.

Effective Date and Term: this temporary moratorium will be effective on May 1, 2014 and shall remain in effect until April 30, 2015.

Revisions to the term of the moratorium may be made for good cause through a similar public hearing process as created this section.

Mr. Moran explained they were hoping the state would come up with a regulation on this issue within the one year.

MOTION

Mr. VanVlack motioned to close the Public Hearing. Mr. Letizia seconded the motion. Vote taken:

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

Motion carried unanimously

BUSINESS ITEMS

1. Application # SI-14-006 Hearth Home Builders – Elwell RD Map 13 Block 2 Lot 1 - Special Permit per Section 1.5.9 G Corner Lots

Public Hearing set for next regular meeting, June 5, 2014.

2. Petition to modify regulations relative to Pool House; Zoning Commission Applicant.

MOTION

Mr. VanVlack motioned to approve the Petition to modify regulations as read into the record. Mr. Gormley will send a referral to the Planning Commission as a formality. Mr. Hanrahan seconded the motion. . Vote taken:

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

Motion carried unanimously

3. Enact a 1 year moratorium to prohibit growing or distribution facilities for Medical Marijuana.

Mr. Letizia motioned to enact a 1 year moratorium to prohibit Medical Marijuana producers and Dispensary Facilities from 5/1/14 – 4/30/15. Mr. VanVlack seconded the motion. Vote taken:

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

Motion carried unanimously

4. Violations Report – ZEO

Mr. Moran stated there is a major problem with signs in town. He felt the ZEO should send a Cease and Desist to 37 Patio & Grill, 25 Route 37 for the advertising on the fence.

The Commission discussed and decided to send a letter asking him to move it so it is not visible from the road.

Mr. Gormley distributed and reviewed the Violations Report.

Mr. Gormley asked the Commission to think about problems with chickens on smaller lots and talk about it next meeting.

5. Communication/ Correspondence

Mr. Moran asked a list be sent to business owners in town on what is permitted for signs in New Fairfield.

6. Minutes

April 3, 2014;

MOTION

Mr. Letizia motioned to accept the minutes of 4/3/14 with the following correction:

- Attendance: Nicole Sanches and John Moran were present but not listed.

Mr. VanVlack seconded the motion. Vote taken:

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

Motion carried unanimously

Meeting adjourned at 8:40 P.M.

Respectfully submitted

Lyn Sheaffer
Zoning Commission Secretary