

**ZONING COMMISSION TOWN OF NEW FAIRFIELD**  
4 BRUSH HILL ROAD NEW FAIRFIELD, CT 06812  
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MINUTES

**Special Meeting**  
Thursday, July 31, 2014

New Fairfield Library Community Room  
7:00 p.m.

PRESENT: John Moran, Chairman; Joe Letizia, Steve Hanrahan; Tom Gormley, Zoning Enforcement Officer;

**1. Call to Order**

Meeting called to order at 7:00 p.m. by Chair John Moran

**BUSINESS ITEMS**

**1. DISCUSSION OF SIGNAGE IN THE COMMERCIAL ZONE – Review of New Fairfield Zoning Regulation Section 6.3**

Mr. Moran read the sign regulation into the record and opened the floor for comment.

Mr. Mark Jason, The Goodie Box, commented on neon signs. He has noticed that some are on always. He felt they should be on during business hours.

Ms. Sue Newton, Barn Gallery asked if the Commission would consider permit a 3x5 Open Flag during business hours.

Ms. Sarah Aldrich, Sarah's Gift & Shop explained she has Open/Closed sign in the window as well as a UPS and Fedex sign. She is well below the 15% and feels that closing time (5:30) is too early to turn off the UPS & Fedex signs. She felt it educates people in town where they can ship a package. She also commented that she felt 15% of the window for signs was too restrictive. The Commission discussed and Ms. Aldrich agreed that 6:00 a.m. – 10:00 p.m. would be reasonable.

Mr. Karl Huben, Old 37 Patio & Grill asked about posters in the window announcing Community events. Mr. Huben read comments into the record stating he felt the Zoning regulations were too restrictive and unforced unfairly. He asked the Zoning Commission to allow the artwork to remain on his fence.

Fairwood Wine & Liquor, Jeff commented he felt neon signs would be good. He uses signs to let people know Beer is sold in his store on Sunday. He agreed 7:00 a.m. – 10 p.m. would be acceptable.

First Selectman Susan Chapman thanked the board for meeting. She supported changing regulations that are too prohibitive. She also supported the use of neon signs and open flags. She didn't think anything the business owners had asked for was unreasonable. She personally "loves" the sign at Old Rt. 37 and stated it would be a shame to lose it.

Sarah Aldrich, Sarah's Gift & Ship explained it's hard for business in this town. They live on local support and in return they support local teams. She stated last year she gave 17 donations to local organizations. She asked the Commission to look at the "street side" signage, she felt the size for business is too small.

Robert Solamari, Robert's Haircut was in support of Mr. Huben. He suggested the size of the sign be proportionate to how far off the road the business is.

Mr. Huben, Old 37 Patio & Grill stated he felt the four corners sandwich board signs looked awful. He suggested the town build an electronic sign for that area and they could rent out space. Mr. Moran explained we have been removing all signs that are not New Fairfield organizations.

Bill McDermott, Lakeside Deli. Mr. McDermott explained he is not in the Commercial zone, and the speed on the road in front of his business and the distance from the road people don't know he is there. He would like to see a sandwich board sign permitted.

The audience & Commission discussed neon signs & internally illuminated signs. Mr. Hanrahan stated the Zoning Commission was not trying to put anyone out of business. He felt the "Welcome to New Fairfield" sign was awful. Ms. Chapman stated it was part of the Plan for keeping Squantz safe. She felt keeping people safe is more important, and it has been a long run with no drowning's at Squantz Pond.

Mr. Moran explained Town Buildings do not fall under our regulations that is why the library is permitted to have a sandwich sign.

Mr. Moran thanked everyone for coming and explained the Commission will take all their comments into consideration.

Meeting adjourned at 8:20 p.m.

Respectfully submitted

Lyn Sheaffer  
Zoning Commission Secretary