

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

Workshop Meeting
Wednesday, April 24, 2014

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

PRESENT: John Moran, Chairman; Kevin VanVlack, Vice Chairman, Joe Letizia, Steve Hanrahan, Nicole Sanches, Lee Scott, alternate, Brian Stroh, Tom Gormley, Zoning Enforcement Officer.

1. Call to Order

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

BUSINESS ITEMS

1. Discussion of modification to regulations relative to Pool House; Brian Marshall Applicant

Mr. Moran felt the regulation should be based on 1 acre and 2 acre zones. He felt the Commission would be incorrect passing a regulation prohibiting cooking facilities because of BBQ grills.

The Commission discussed allowing plumbing and heating. They felt they would have to be added to the storm water management plan.

The Commission discussed the calculations re: impervious surface.

The Commission decided on the following changes to 3.0.4 Minor Accessory Buildings and Structures

3.0.4 Minor Accessory Buildings and Structures

B. They shall not be served by heating [~~or plumbing~~] facilities, except in the case of a greenhouse for horticultural purposes [ADD VERBIAGE] ***OR INTERNAL COOKING FACILITIES.***

REMOVE VERBIAGE

~~D. They shall occupy not more than twenty (20) percent in the aggregate, of the area of any required yard.~~

G. They shall be set back from the side and interior lot lines as follows:

3. [ADD VERBIAGE] ***IN THE R44 ZONE***, the cumulative building area of such structures shall not exceed ~~[one hundred and twenty (120)]~~ [ADD VERBIAGE] ***TWO-HUNDRED (200)*** square feet. Tennis courts, basketball courts, swimming pools and accessory agricultural buildings shall be exempt from this provision.
and,

[ADD VERBIAGE] ***4. IN THE R88 ZONE, THE CUMULATIVE BUILDING AREA OF SUCH STRUCTURES SHALL NOT EXCEED FOUR-HUNDRED (400) SQUIRE FEET AND THE BUILDING AREA OF ANY INDIVIDUAL STRUCTURE SHALL NOT EXCEED THREE HUNDRED AND TWENTY FIVE (325) SQUIRE FEET.*** ~~[there may be up to one hundred and fifty (150) additional square feet of building area up to a maximum of two hundred and twenty five (225) square feet of building area per structure, if the lot size exceeds sixty thousand (60,000) square feet;]~~ [ADD VERBIAGE] ***TENNIS COURTS, BASKETBALL COURTS, SWIMMING POOLS AND ACCESSORY AGRICULTURAL BUILDINGS SHALL BE EXEMPT FROM THIS PROVISION;*** and,

[ADD VERBIAGE]

H. IF ANY INDIVIDUAL STRUCTURE IS SERVED BY PLUMBING FACILITIES (E.G.; SINKS, BATHROOMS), THE OWNER OF THE PROPERTY SHALL FILE A SWORN STATEMENT WITH THE ZONING ENFORCEMENT OFFICER EVERY 2 YEARS CONFIRMING THAT THE USE REMAINS IN COMPLIANCE WITH THE REGULATIONS. THE ZONING ENFORCEMENT OFFICER SHALL BE PERMITTED ACCESS TO THE ACCESSORY BUILDING OR STRUCTURE TO CORROBORATE THE STATEMENT.

The Commission stated more than 1 accessory building is permitted, just cannot exceed 200 sq. feet and no single structure over 325 sq. feet.

Meeting adjourned at 8:40 P.M.

Respectfully submitted

Lyn Sheaffer
Zoning Commission Secretary