

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

MINUTES

**Regular Meeting**  
Thursday, January 3, 2013

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

PRESENT: John Moran, Chairman, Joe Letizia, Fred Zering, Kevin VanVlack, Vice Chairman, Patrick Hearty, Steve Hanrahan, Alternate, John Brown, Alternate, Lyn Sheaffer, Commission Secretary.

**1. Call to Order**

Meeting called to order by Chair John Moran at 7:40 p.m.

**2. Public Comment**

Mr. Mike Curnero, Cloverleaf drive approached the Commission. Mr. Curnero asked what was being done with the situation at 20 Cloverleaf Drive. He submitted several pictures and explained there were several violations at the location.

Mr. Moran stated he would talk with the interim Zoning Enforcement Officer in the morning and request a Cease & Desist be sent out. Mr. Moran explained the property owner would be given a limited time to comply, and then the next course of action is to go to court.

Ms. Loretta Lechner, 22 Cloverleaf Dr. approached the Commission. She was in agreement with Mr. Curnero, and explained this property has been a problem for 18 years and asked for the Commission's help.

Mr. George Brosofske, Eastview Rd approached the commission. Mr. Brosofske asked what was being done about the security cameras at 9 Eastview Rd. Mr. Brosofske expressed concern with several other neighbors in the audience about lighting migrating off the property, and security cameras mounted on a tower. The tower has been built to a height that is not permitted in the regulations.

The Commission discussed. Mr. Moran reported the ZEO had visited the property and sent a letter stating the tower was in violation. The property owner has until next week to comply, if he doesn't the ZEO will send a cease & desist notice.

**PUBLIC HEARING**

**1. Special Permit for New Fairfield /Sherman Animal shelter, 223 Route 37, Mike Troiano applicant.**

Mr. Troiano approached the Commission. The animal shelter is proposing a 500 sq. ft. addition to the front of the building adding office space and additional animal rooms. Mr. Troiano reviewed the plans. He reported all adjacent property owners had been notified.

Mr. Moran reported letters from the New Fairfield Health Department, Fire Department and Sanitarian had been received with no objections.

**MOTION**

Mr. VanVlack motioned to close the Public Hearing for the New Fairfield/Sherman Animal Shelter. Mr. Hearty seconded the motion. Vote taken.

Joe Letizia	Yes
Kevin VanVlack	Yes
Patrick Hearty	Yes
Fred Zering	Yes
John Moran	Yes

Motion carried unanimously

**BUSINESS ITEMS**

**1. Special Permit for New Fairfield /Sherman Animal shelter, 223 Route 37, Mike Troiano applicant.**

**MOTION**

Mr. Van Vlack to approve Special Permit for the New Fairfield/Sherman Animal Shelter to expand no more than 500 sq. ft. for the needs of the animals as all town letters have been received and adjacent property owners have been notified. Mr. Letizia seconded the motion. Vote taken.

Joe Letizia	Yes
Kevin VanVlack	Yes
Patrick Hearty	Yes
Fred Zering	Yes
John Moran	Yes

Motion carried unanimously

**MOTION**

Mr. VanVlack motioned to add the application for 32 Lakeshore North, John Degross Agent, to the agenda. Mr. Hearty seconded the motion. Vote taken

Joe Letizia	Yes
Kevin VanVlack	Yes
Patrick Hearty	Yes
Fred Zering	Yes
John Moran	Yes

Motion carried unanimously

Mr. Degross, Pembroke Construction approached the Commission. He explained the original calculation for impervious surface was incorrect. The owner is about to move into the house and a storm water management plan is needed but cannot be installed until the spring.

Ms. Levesque, CCA, Brookfield approached the Commission and reviewed the Storm Water Management Plan.

**MOTION**

Mr. VanVlack motioned to approve the Storm Water Management Plan for 32 Lakeshore North with the condition it is installed in the spring. Vote taken

Joe Letizia	Yes
Kevin VanVlack	Yes
Patrick Hearty	Yes
Fred Zering	Yes
John Moran	Yes

Motion carried unanimously

**MOTION**

Mr. VanVlack motioned to add the application for Dental office at 132 Route 37, moving from 1 Colonial Road. Steve Hanrahan applicant. Mr. Hearty seconded the motion. Vote taken

- Joe Letizia                Yes
- Kevin VanVlack        Yes
- Patrick Hearty         Yes
- Fred Zering            Yes
- John Moran             Yes

Motion carried unanimously

Mr. Hanrahan approached the Commission and explained he is proposing to move his dental office from 1 Colonial Road to 137 Route 37.

The Commission discussed.

Mr. Moran stated the information needed is

- 1. ZEO needs to calculate parking
- 2. Letter needed from NF Health Dept.
- 3. Letter needed from NF Fire Dept.

**MOTION**

Mr. Letizia motioned to approve the application for Dental office at 132 Route 37, moving from 1 Colonial Road. With the stipulation the needed information is received by the ZEO. Mr. Hearty seconded the motion. Vote taken

- Joe Letizia                Yes
- Kevin VanVlack        Yes
- Patrick Hearty         Yes
- Fred Zering            Yes
- John Moran             Yes

Motion carried unanimously

**Correspondence & Communications**

None

Mr. Moran reported he had been in the Land Use Dept and caught up on complaints & permits.

Mr. Letizia asked the ZEO investigate the following issues for compliance.

- 1. Candlewood Pharmacy sign – 2 green & white signs added in violation
- 2. Warwick Road/Rte 37 Subdivision sign – Is that sign in compliance.
- 3. Zerrenner property – storage of boats & cars (Joe to invite Mrs. Zerrenner into a Zoning meeting)

**Minutes**

Postponed to the next regular meeting.

Meeting adjourned at 8:45 p.m.

Respectfully submitted

Lyn Sheaffer  
Zoning Commission Secretary