

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

MINUTES

**Regular Meeting**  
Thursday, October 3, 2013

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

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

**1. Call to Order**

Meeting called to order by Chair John Moran at 7:35 p.m.

Mr. Moran elevated Mr. Hanrahan to full voting status.

**2. Public Comment**

None

**PUBLIC HEARING**

**1. Continued Site Plan Application SI – 13-014 - 48 Route 39 - Construct 3 Buildings for permitted uses in the LI Zone; Peter Young Agent**

Continued to next regular meeting.

**BUSINESS ITEM:**

**1. Continued Site Plan Application SI – 13-014 - 48 Route 39 - Construct 3 Buildings for permitted uses in the LI Zone; Peter Young Agent**

Continued to next regular meeting

**2. Further Amendment to the Affordability Plan for the Woods @ Dunham Pond.**

Anthony Lasera approached the Commission. He explained the calculations for Affordable plan were incorrect. The Commission reviewed the amendment. Tom Gormley, ZEO stated they were reviewed by Town Council and he agreed.

Mr. Moran explained the Commission should vote on the amendment as it meets section 3.5A of the Zoning Regulations. Mr. Moran read the amendment into the record.

MOTION

Mr. VanVlack motioned to approve the amendment for the Woods at Dunham Pond to correct calculations. Mr. Letizia seconded the motion. Vote taken.

Kevin VanVlack	Yes
Joe Letizia	Yes
Steve Hanrahan	Yes
Patrick Hearty	Yes
John Moran	Yes

Motion carried unanimously.

**3. Site Plan Application SI-13-019 - 11 RTE 37 - Review of the Maximum Impervious Surface. Peter Young, Agent; K. Hart, Owner.**

Peter Young approached the Commission and reviewed calculations for impervious surface for 11 Rt. 37. He wants to change the impervious calculation from 24.9 to 29.9. He explained their Storm Water Management plan handles all the runoff down to 0%. The Commission discussed & agreed the change is good.

MOTION

Mr. VanVlack motioned to add an application for 3 Dunham Drive, All Star Inc, Sports Center, Frank Rizzo Applicant.

Mr. Rizzo approached the Commission. He explained he wants to bring a satellite of his main facility to New Fairfield for baseball & softball training. There would be no automated cages. He distributed drawings showing 3 or 4 tunnels inside for training. He explained he would like to open by January.

Mr. Gormley reported no issue for Health Dept & Fire Marshall. Can approve contingent upon receiving letters.

MOTION

Mr. Hearty motioned to approve Site Plan Application SI 13-020, baseball & soft ball training, 3 Dunham Drive, contingent upon receiving all necessary letters from the Fire Marshall , Health Dept. & Town Engineer. Vote taken.

Kevin VanVlack	Yes
Joe Letizia	Yes
Steve Hanrahan	Yes
Patrick Hearty	Yes
John Moran	Yes

Motion carried unanimously.

**4. A discussion by the Commission of Impervious Surfaces**

Mr. VanVlack reviewed the document he had created re: impervious surface. He reviewed examples & calculations. He also reviewed the impervious coverage effective and how to calculate with a storm water management plan.

**5. A brief discussion of Animals on residential properties**

Mr. Gormley asked the commission about having a goat. Mr. Moran responded there are no regulations against having a goat as a pet, and stated greyhound is that size.

**6. Violations Report – Zoning Enforcement Officer**

1. Mr. Gormley reported he received a complaint for 10 Crestway, Knolwood. He forwarded it to the Health Dept. not a Zoning issue at this point.
2. Mr. Moran read a letter into the record from Candlewood Grill asking for permission for their Oktoberfest banner sign. The Commission discussed and felt the regulations must be followed and banner signs are not permitted. Mr. Hanrahan read regs and asked if they called it a temporary sign. The Commission reviewed the regulation. They discovered the regulation says NO banners but the definition of a banner is found under the definitions. The Commission asked for a discussion on clarifying definitions be added to the November agenda.
3. Mr. Gormley asked to send a Cease & desist for debris at 28 Merlin. The Commission discussed & approved the Cease & desist.
4. Mr. Gormley received a complaint about an illegal apt at 101 Pine Hill Road. He sent a notice of violation and spoke with the owner to explain they needed to apply for a Zoning Permit.

**7. Communication / Correspondence**

Mr. Gormley explained he had received correspondence from Putnam County re: building on New Fairfield Border on Quaker Lane. Mr. Moran reviewed the plans.

**8. Minutes September 5, 2013**

**MOTION**

Mr. Letizia motioned to approve the minutes of 9/5/13 as presented. Mr. VanVlack seconded the motion. Vote taken.

Kevin VanVlack	Yes
Joe Letizia	Yes
Steve Hanrahan	Yes
Patrick Hearty	Abstain
John Moran	Yes

Motion carried unanimously.

Mr. Hanrahan asked what the excavation across from the Sunoco in Candlewood Corners was. Mr. Gormley will check on it and report.

**9. Adjournment**

Meeting adjourned at 8:40 PM

Respectfully submitted

Lyn Sheaffer  
Zoning Commission Secretary