

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

MINUTES

Regular Meeting
Thursday, April 4, 2013

New Fairfield Town Hall Conference Room
7:30 p.m.

PRESENT: John Moran, Chairman, Joe Letizia, Fred Zering, Kevin VanVlack, Vice Chairman, Patrick Hearty, Steve Hanrahan & John Brown Alternates, Tom Gormley Acting Zoning Enforcement Officer.

1. Call to Order

Meeting called to order by Chairman John Moran at 7:32 p.m.

2. Public Comment

None

BUSINESS ITEMS:

1. Site plan application for 88 Route 37 to open a Physical Therapy and Fitness Office. Formerly the location of Curves. Sandra Wilson, Applicant.

Ms. Sandra Wilson approached the Commission and reviewed her application. The ZEO had no concerns, and stated he received letters with no objection from the Fire Dept. & Health Dept.

Signage not a part of this application.

The Commission discussed.

MOTION

Mr. Van Vlack motioned to approve the application for 88 Route 37 as presented. No signage at this time. Mr. Hearty seconded the motion. Vote taken:

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

Motion carried unanimously.

2. Request for change in zoning regulations to increase the size of the signs allowed in the Candlewood Corners Village District Zone, Atty. Richard Smith agent

Attorney Richard Smith representing Dr. Lorraine Burrio approached the Commission. Atty. Smith reviewed the history of the Neighborhood Business District. Dr. Burrio has a concern about the size of the sign she is allowed. He explained they feel it creates a hazard when people are driving and looking for it.. He also felt the sign at the Sunoco and Motel were a distraction. He came to discuss the possibility of enlarging the size of the signs permitted in that district.

Atty Smith submitted letters from Dr. Burrio's patients stating their concerns about the sign. He also submitted pictures of the area comparing the size of the signs.

Atty Smith distributed a drawing of what they were proposing. Mr. Zering asked about lighting. Atty Smith would like it but he wasn't sure if it was permitted.

The Commission discussed the location of the sign.

Atty Smith submitted proposed language. Mr. Moran read the proposal into the record.

Mr. Hanrahan stated the proposed sign he submitted already exceeds the language that was proposed.

Mr. Moran asked the Commission to drive by the area and see if they agree with the assumption that the sign can't be seen and is a safety hazard. Atty. Smith asked that they drive by at night as well. The Commission will discuss next month.

3. Special Permit Application for an In Law Apartment for Larry J Penna; 11 Donnelly Drive in New Fairfield

Mr. Larry Penna approached the Commission. Mr. Moran reviewed the process. Mr. Gormley stated in his opinion the application meets the regulations.

Public Hearing set for the next regular meeting May 2, 2013.

4. Application for Signage for 25 Route 37. Map 24 Block 18 and Lot 9. Karl Huben Applicant

Mr. Karl Huben approached the Commission and reviewed his application. Mr. Moran felt Mr. Gormley, Acting ZEO could handle the application & approval.

5. VIOLATIONS REPORT – ZEO

Mr. Gormley reported the court date for 20 Cloverleaf had been continued to 4/22/13.

Mr. Gormley reported he stopped at Squantz Deli (Lakeside) and asked them to remove the signage at the road, they complied but he saw the signs out again. He sent formal letter of violation.

6. MINUTES

March 7, 2013

MOTION

Mr. Letizia motioned to accept the minutes of March 7, 2013 as presented. Mr. Zering seconded the motion. Vote taken:

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

Motion carried unanimously.

7. CORRESPONDENCE & COMMUNICATIONS

Mr. Moran read a letter into the record from the Woods at Dunham Pond designating the 9 units deemed affordable.

Mr. VanVlack asked about the content of the Candlewood Pharmacy & orthodontist signs. Mr. Gormley will call Peter Young for an update, if they are not changed he will send a formal Cease & desist.

8. ADJOURNMENT

Meeting adjourned at 8:29 p.m.

Respectfully submitted

Lyn Sheaffer
Zoning Commission Secretary