

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

MINUTES

Regular Meeting
Thursday, May 2, 2013

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

PRESENT: John Moran, Chairman, Joe Letizia, John Brown Alternate, Tom Gormley Acting Zoning Enforcement Officer, Lyn Sheaffer, Secretary

1. Call to Order

Meeting called to order by Chairman John Moran at 7:32 p.m. Mr. Moran elevated Alternate John Brown to full voting status.

2. Public Comment

None

PUBLIC HEARING

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

Mr. Lawrence Penna approached the Commission. He explained he wanted to make his in-law apartment legal. Mr. Moran read a report from the ZEO and reviewed the application.

MOTION

Mr. Letizia motioned to close the Public Hearing. Mr. Brown seconded the motion. Vote taken:

Joe Letizia	Yes
John Brown	Yes
John Moran	Yes

Motion carried unanimously. Public Hearing Closed.

BUSINESS ITEMS:

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

MOTION

Mr. Letizia motioned to approve the Special Permit Application for In Law apartment. Mr. Brown seconded the motion. Vote taken:

Joe Letizia	Yes
John Brown	Yes
John Moran	Yes

Motion carried unanimously.

2. **Site Plan Application 11 Route 37 - Create a work Station in the basement of Existing Candlewood Pharmacy**

Mr. Peter Young representing RT37 LLC approached the Commission. He reviewed the application explaining they want to build a work station in the basement to assemble pharmaceuticals. It would be only for employees. The Fire Marshall required a Bilko door be installed for a 2nd exit.

Mr. Moran asked about parking. The ZEO stated there would be no additional employees, so no more parking would be needed. Mr. Moran asked if there were any outstanding violations on the property. The ZEO reported the window stuff that did not meet regulations was removed. The Candlewood sign was approved by the Commission and installed in 2010. Mr. Moran asked Mr. Gormley to research what was approved for the sign in the file. Mr. Moran also stated they would need a letter from the Fire Marshall.

3. **Site Plan Application 48 Route 37 – Create a parking Lot for Boat and RV Storage**

Mr. Peter Young reviewed the application. He explained the application was simultaneously before the Wetlands Commission. Mr. Moran stated Zoning cannot approve without a Wetlands approval. Mr. Moran asked the ZEO to calculate how many boats would be permitted.

4. **Site Plan Application for 2 Dunham Drive to construct a 4 car garage with associated parking Map 24 Block 15 Lot 26.**

Mr. Peter Young reviewed the Site Plan Application. He explained they want the building for storage of plow trucks, mowers and sweepers. He stated it would not be used as a repair shop, just for vehicle storage. He explained he had received a variance from ZBA for the rear set back.

Mr. Moran asked the ZEO to review the site for violations and review the plan for accuracy. He also asked Mr. Gormley to have Tim Simpkins review the plan and sign off due to water runoff.

Mr. Moran asked the ZEO to review the other existing building for violations. He expressed concern with using gravel because of trucks & equipment using it, and also plowing in the winter. He was concerned it wouldn't work well.

5. **Request by Mr. Dermott of the Lake Side Deli located at 249 Route 39 to discuss his signage with the Commission**

Mr. William McDermott approached the Commission and read a statement into the record. He explained his business is hidden because of the location, and he felt it would go unnoticed without the roadside signs. He asked for a variance for the signs. Mr. Moran explained that the regulations date he is only permitted 1 sign for a period of 30 days twice a year. Zoning cannot vary its own regulations, he would have to go to Zoning Board of Appeals ask for a variance for roadside signage.

6. Continuing discussion of request for revised signage in the Candlewood Corners Village District Zone

Mr. Gormley distributed a picture to the Commission of the sign being built. The Commission ordered him to send a cease & desist as they have no permit to build the structure.

7. Discussion of placement of event signage in Town by outside agencies and other Towns.

The ZEO asked about signs around town for “NON” New Fairfield events. The Commission discussed. Mr. Gormley to continue to pick them up.

8. VIOLATIONS REPORT – ZEO

Mr. Gormley to send Cease & Desist letter to Dr. Kenney for signs.

ZEO Sent Cease & Desist Letters to:

- Violation 99 Ball Pond Road, Rick Perry - Parking of trailers etc.
- Violation 13 Donnelly Drive – Parking of large excavator & trailer
- Violation 16 Great Meadow – parked cars – neighbors complained
- Violation Andover Road, Bernard Jackal

Commission asked Tom to review Dunham Drive exit road into the plaza.

9. MINUTES

February 7, 2013 – revised

No Quorum, postponed to next meeting

April 4, 2013

MOTION

Mr. Letizia motioned to approve the minutes of April 4, 2013 as presented. Mr. Brown seconded the motion. Vote taken:

Joe Letizia	Yes
John Brown	Yes
John Moran	Yes

Motion carried unanimously.

10. CORRESPONDENCE & COMMUNICATIONS

Mr. Gormley reported he received information from Sherman, CT RE: a change in the regulations for Home Occupation.

11. ADJOURNMENT

Meeting adjourned at 8:35.

Respectfully submitted

Lyn Sheaffer
Zoning Commission Secretary