

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

MINUTES

**Regular Meeting**  
Thursday, June 6, 2013

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

PRESENT: John Moran, Chairman; Fred Zering, Kevin VanVlack, Vice Chairman, Patrick Hearty, Steve Hanrahan, Alternate, John Brown, Alternate; Tom Gormley Acting Zoning Enforcement Officer.

**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**

Property owner on Rita Drive asked the Commission if they had any information on the proposed housing being built at the New Fairfield Land Trust. Mr. Moran stated there was no application before the board, and explained the process of a zone change.

**BUSINESS ITEMS:**

1. Site Plan Application 11 Route 37 - Create a work Station in the basement of Existing Candlewood Pharmacy– Fire Marshall approval letter dated June 4, 2013

Mr. Gormley stated he had researched the Candlewood Pharmacy signage. He saw nothing in the file that shows what is there now. Mr. Moran expressed concern that they were in violation, and now they want an approval on a work station downstairs.

Mr. Young approached the Commission. He stated he remembered coming before the Commission twice. He said the minutes of 3/10 stated he was to bring the sign plan to Maria, the ZEO at the time. He stated the sign met the regulations at the time, and the sign was put up. Mr. Moran asked Mr. Gormley to review the regulations when the sign was installed.

Mr. Young was upset they would deny the permit before them for a sign violation. The Commission discussed.

Mr. Moran read a letter from the New Fairfield Fire Marshall into the record with no obligation. Mr. Moran stated there was sufficient parking, and no additional employees would be hired.

MOTION

Mr. VanVlack motioned to approve the Site Plan Application for 11 Route 37 to create a workstation in the basement of Candlewood Pharmacy. Vote taken:

Kevin VanVlack	Yes
Fred Zering	Yes
Patrick Hearty	Yes
Steve Hanrahan	No
John Moran	Abstain

Motion carried.

**2. Site Plan Application 48 Route 37 – Create a parking Lot for Boat and RV Storage. - No Wetlands Approval received.**

Letter of extension received

**3. 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 application. He presented the storm water Management plan. He explained Tim Simpkins walked the property and deemed no Wetlands permit would be needed.

Mr. Young reviewed the deep basin & drainage system for the parking lot.

Mr. Gormley expressed some concern over the parking. Mr. Moran asked Mr. Young for a letter from Tim Simpkins stating no Wetlands permit was needed for the fine.

MOTION

Mr. VanVlack motioned to approve Site Plan Application for 2 Dunham Drive to construct a 4 car garage w/parking. Letter from Tim Simpkins stating no Wetlands approval needed must be received. Mr. Hearty seconded the motion. Vote taken:

Kevin VanVlack	Yes
Fred Zering	Yes
Patrick Hearty	Yes
Steve Hanrahan	Yes
John Moran	Yes

Motion carried unanimously.

Mr. Young asked if the Commission could go to the ZEO violation report he had outstanding.

**4. VIOLATIONS REPORT – ZEO**

**Report per letter May 10, 2013 of Zoning Issues currently existing at 9 Durham Drive.**

Mr. Gormley reported he had visited the property, and the previous ZEO had ordered a cease & desist on the driveway and number of storage containers that was open. Mr. Santomero stated he received approval from the Fire Marshall for the driveway. The Commission felt he had no authority to make that approval. Mr. Young asked to leave it; he didn't think it was a bad thing. Mr. Moran stated they were in violation, and they would have to do something. The storage sheds need an application, Mr. Young will complete one.

**ZEO report on Candlewood Pharmacy Signage.**

Mr. Gormley to research regulations at the time of approval.

**Report on current Signage for Joseph Kenney DMD @ 11 Route 37**

Mr. Joseph Kenney approached the Commission. He explained he had filed a sign application for his sign over Candlewood Pharmacy. Mr. Hanrahan explained when the building project was approved the color of the signs was uniform. The Commission discussed. Mr. Gormley reported the size meets regulations

**MOTION**

Mr. Zering motioned to approve Site Plan Application for Rt. 37, Dr. Joseph Kenney for signage. Mr. VanVlack seconded the motion, Vote taken:

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

Motion carried.

**5. General discussion by the Commission of Section 6.3.7 Entitled “Measurement of Sign Area”**

The Commission discussed how to measure sign area. Mr. Gormley will distribute diagram with sign application.

**6. MINUTES**

*February 7, 2013 – revised*

**MOTION**

M. VanVlack motion to accept the minutes of February 7, 2013 as revised. Mr. Hearty seconded the motion. Vote taken:

Kevin VanVlack	Yes
Fred Zering	Yes
Patrick Hearty	Yes
Steve Hanrahan	Yes
John Moran	Yes

Motion carried unanimously.

*May 2, 2013*

No Quorum

**7. CORRESPONDENCE & COMMUNICATIONS**

None

**8. ADJOURNMENT**

Meeting adjourned at 8:30 PM

Respectfully submitted

Lyn Sheaffer  
Zoning Commission Secretary