

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

MINUTES

**Regular Meeting**  
Thursday, July 11, 2013

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

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

**1. Call to Order**

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

Mr. Moran elevated Alternates Steve Hanrahan and John Brown to full voting status.

**2. Public Comment**

None

**BUSINESS ITEMS:**

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

Peter Young approached the Commission. Mr. Young formally withdrew the application. Mr. Moran read the letter of withdrawal into the record. The Commission will waive the fee when they re-apply.

**2. Site Plan Application to Move Prime Time Fitness Center from its current Location on 100 State RT 37 to Dunham Drive**

Patrick Toth, owner of Prime Time fitness approached the Commission. Mr. Gormley, ZEO reported he visited the property with the New Fairfield Fire Marshall. He reported there is a letter in the file from GE the previous owners. He also reported he received letters from the Fire Marshall and Health Department with no objections.

The Commission discussed. Mr. Letizia asked about the environmental issues that were on the property in the past. Mr. Toth reported the previous owners, GE cleaned up the issue.

Mr. Hanrahan stated he did not have a problem with the site, but did have a problem with the internally illuminated sign. The Commission discussed the sign. Mr. Letizia reminded Mr. Toth the sign must be off by 10PM.

MOTION

Mr. Zering motioned to approve Site Plan Application to move Prime Time Fitness to Dunham Drive. Mr. Letizia seconded the motion. Vote taken.

Fred Zering	Yes
Joe Letizia	Yes
Steve Hanrahan	No
John Brown	Yes
John Moran	Yes

Motion carried.

**3. Site Plan Application; 9 Durham Drive to show Storage Containers and Entryway.**

Peter Young approached the Commission and explained he wants to modify the Site plan to include storage containers and entryway. Mr. Gormley reviewed the history of the property.

The Commission discussed and expressed concern over increased traffic going thru the parking lot.

Mr. Young reported there were 13 storage containers.

Mr. Moran asked the ZEO to verify the number of containers and to check on the exit & traffic. Application continued to next month.

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

- SIGNAGE – Candlewood Pharmacy. The ZEO reported in the 10/09 regulations 6.3.5 phone numbers were not permitted on signs. He stated the graphic in the file just stated “Candlewood Pharmacy”, no verbiage on the side.

Mr. Young will research & discuss next month.

The ZEO reported on the following properties

- 12 Deerfield – Sent Cease & desist for trucks.
- 18 Albion – Sent cease & desist
- 1A Patterson St
- 25 Route 37 – banner sign
- Real Estate Signs
- 20 Cloverleaf – waiting for court date.

**5. Communication / Correspondence**

Mr. Brown has been re-appointed as an alternate. Mr. Moran thanked him for his willingness to serve the town.

**6. Minutes**

*May 2, 2013*

MOTION

Mr. Letizia motioned to approve the minutes of May 2, 2013 as presented. Mr. Brown seconded the motion. Vote taken.

Fred Zering	Abstain
Joe Letizia	Yes
Steve Hanrahan	Abstain
John Brown	Yes
John Moran	Yes

Motion carried.

*June 6, 2013*

**MOTION**

Mr. Zering motioned to approve the minutes of June 6, 2013 as presented. Mr. Hanrahan seconded the motion. Vote taken.

Fred Zering	Yes
Joe Letizia	Abstain
Steve Hanrahan	Yes
John Brown	Yes
John Moran	Yes

Motion carried.

**7. Adjournment**

Meeting adjourned at 8:20 PM.

Respectfully submitted

Lyn Sheaffer  
Zoning Commission Secretary