

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

MINUTES

Regular Meeting
Thursday, August 1, 2013

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

PRESENT: John Moran, Chairman; Fred Zering, Kevin VanVlack, Vice Chairman, Steve Hanrahan, Alternate, Tom Gormley 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

None

BUSINESS ITEMS:

1. Mr. Peter Young approached the Commission and re-submitted Site Plan Application 48 Route 37 – Create a parking Lot for Boat and RV Storage.

Public Hearing set for next regular meeting.

2. Continued Site Plan Application; 9 Durham Drive to show Storage Containers and Entryway.

Mr. Moran reported he did a traffic survey himself and found less than he expected. He reported he met with the ZEO and the storage sheds are where they are supposed to be.

Mr. Moran stated when the application was approved they did not permit the storage units to be rented for a business use.

Mr. Young asked if he could come in with a site plan to permit the business use. Mr. Moran stated if there was a business running out of the storage unit the town could collect taxes.

Mr. Moran to ask Tom to consult with the Town Attorney to see if the use could be changed like that.

Mr. Moran stated he still had a problem with the entry way. He doesn't feel there should be traffic going from the business zone to the commercial zone. He stated the application was permitted with that closed off.

Mr. Young asked if it would be permitted if the entryway was closed at night. The Commission discussed. Mr. Young volunteered to hire someone to do a traffic study. The Commission asked for 7-9 a.m. and 4-6 p.m.

MOTION

Mr. Zering motioned to approve the site Plan Application for 9 Dunham Drive to permit shown storage containers.’

Mr. VanVlack asked to modify the motion to remove the entryway decision. Mr. Zering agreed. Mr. Letizia seconded the motion. Vote taken.

Fred Zering	Yes
Kevin VanVlack	Yes
Joe Letizia	Yes
Steve Hanrahan	Yes
John Moran	Yes

Motion carried unanimously.

Mr. Hanrahan asked if the traffic isn’t that bad would he consider a large speed bump.

3. Discussion of Signage allowance for 25 Route 37 Restaurant – Carol Huben

Mr. Carol Huben approached the Commission. Mr. Moran reported he met with the ZEO and banners are not permitted.

Mr. Huben stated Atty Smith has a sign and he could add his business to that sign. He spoke with Atty Smith and he is in agreement. The Commission reviewed the sign regulations.

The Commission asked Mr. Huben to bring a rendition of the sign to the ZEO.

Special Permit Application accepted for 18 Heritage Island to construct 3 buildings.

4. Violations Report –

Mr. Hanrahan reported Dr. Lorraine Burrio installed a sign after her application had been withdrawn. The Commission discussed. ZEO to look into it and make a report.

5. Communication / Correspondence

None

6. Minutes

July 11, 2013

Change in verbiage– Application 48 Rte. 39.

MOTION

Mr. Letizia motioned to approve the minutes as revised. Mr. Zering seconded the motion. . Vote taken.

Fred Zering	Yes
Kevin VanVlack	Yes
Joe Letizia	Yes
Steve Hanrahan	Yes
John Moran	Yes

Motion carried unanimously.

7. Adjournment

Meeting adjourned at 8:40 PM

Respectfully submitted

Lyn Sheaffer
Zoning Commission Secretary