

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

MINUTES

Regular Meeting
Thursday, September 5, 2013

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

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

1. Call to Order

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

Mr. Moran elevated Mr. Hanrahan & Mr. Brown to full voting status.

2. Public Comment

Peter Young approached the Commission. Mr. Young asked for a clarification on impervious surface as represented by the regulations. The Commission discussed and clarified. The Commission discussed the need to put an example in the regulations.

PUBLIC HEARING

1. Site Plan Application 48 Route 39 – Create a parking Lot for Boat and RV Storage.

Mr. Moran stated cannot move forward, application not complete. Public Hearing continued to next meeting.

BUSINESS ITEM:

1. Site Plan Application 48 Route 39 – Create a parking Lot for Boat and RV Storage.

Continued to next meeting

2. Continued Site Plan Application; 9 Dunham Drive; Entryway into Heritage Plaza

Peter Young approached the Commission and distributed pictures of the speed bump that had been installed. He reviewed the traffic study. The Commission reviewed

MOTION

Mr. VanVlack motioned to approve Continued Site Plan Application for 9 Dunham Drive with speed bump & necessary signage with the stipulation the speed bump and signs are maintained. Mr. Letizia seconded the motion. Vote taken.

Kevin VanVlack	Yes
Joe Letizia	Yes
Steve Hanrahan	Yes
John Brown	Yes
John Moran	Yes

Motion carried unanimously.

3. Modifications to the previously approved site plan for the Woods at Dunham Pond. Dunham Pond Development, LLC applicant.

Mr. Anthony Lacere approached the Commission. He explained he is the new owner, and would like to correct the mistakes on the current plan. He would also like to change the location of the 9 incentive units. He would also like the flexibility to change the width of the units within 2”, depending on the building issues. The Commission discussed.

MOTION

Mr. VanVlack motioned to approve the modifications to previously approved site plan for the Woods at Dunham Pond. For the record per 3.5.8A of the Zoning Regulations units 6,8,9,16,17,18,19,26,& 27 would be “affordable housing”. Mr. Letizia seconded the motion. Vote taken.

Kevin VanVlack	Yes
Joe Letizia	Yes
Steve Hanrahan	Yes
John Brown	Yes
John Moran	Yes

Motion carried unanimously.

4. Review of modification to the Affordability Plan for the Woods at Durham Pond

See Business Item 3

5. Site Plan Application; 3 Dunham Drive, first floor; Kratos Fitness, Ashley Anton applicant.

Lou Yorio & Ashley Anton approached the Commission. Mr. Yorio reviewed his application stating they want to open a gymnastics gym on the first floor at 3 Dunham Drive. Mr. Moran reviewed the application.

Mr. Gormley, ZEO stated the parking was adequate, and he stated he received a letter from Tim Simpkins with no objections.

Mr. Moran read a letter into the record from Patrick Toth giving the applicant permission to rent the space.

No Signage at this time.

MOTION

Mr. Letizia motioned to approve Site Plan Application, 3 Dunham Drive First floor for Kratos Fitness as presented. Mr. VanVlack seconded the motion. Vote taken.

Kevin VanVlack	Yes
Joe Letizia	Yes
Steve Hanrahan	Yes
John Brown	Yes
John Moran	Yes

Motion carried unanimously.

6. Site Plan Application; 25 State Route 39, Personal Training Facility; Hartfit, LLC applicant.

Ms. Shawna Hart approached the Commission. She reviewed her application for a Personal Training Facility at 25 Rt. 39. She stated this was a group personal training facility, maximum of 8 people in the building at once.

Mr. Gormley, ZEO reported there was adequate parking.

Ms. Hart stated the sign will be the same as the rest in the plaza. Mr. Moran asked her to submit her sign application to the ZEO.

MOTION

Mr. VanVlack motioned to approve Site Plan Application for 25 State Rt 39, personal training facility as presented. Mr. Letizia seconded the motion. Vote taken.

Kevin VanVlack	Yes
Joe Letizia	Yes
Steve Hanrahan	Yes
John Brown	Yes
John Moran	Yes

Motion carried unanimously.

7. Change in Lighting fixtures for 132 Rt. 37, Kevin Hart.

Mr. Kevin Hart approached the Commission. He presented a change in the lighting fixtures for 132 Rt. 37. The Commission reviewed and discussed. Change approved.

8. Violations Report – Zoning Enforcement Officer

ZEO Tom Gormley reported

- 18 Cloverleaf: Case dismissed by Judge, Mr. Mark Carnero reported junk has been cleaned up, he will notify ZEO if the problem happens again. ZEO has sent letter requesting an A2 Survey.
- Dunkin Donuts violation – handicapped parking space. Mr. Young reported work to be done soon.
- Carl Huben, Old 37 Patio & Grill. ZEO sent out letter of violation for 2 sandwich boards, will send C&D
- 12 Deerfield – ZEO issued Cease & desist, need to start court proceedings.
- 10 Albion - ZEO issued Cease & desist, need to start court proceedings

9. Communication / Correspondence

None

10. Minutes

August 1, 2013

MOTION

Mr. VanVlack motioned to approve the minutes of 8/1/13 as presented. Mr. Hanrahan seconded the motion. Vote taken.

Kevin VanVlack	Yes
Joe Letizia	Abstain
Steve Hanrahan	Yes
John Brown	Abstain
John Moran	Yes

Motion carried unanimously.

11. Adjournment

Meeting adjourned at 8:40 PM

Respectfully submitted

Lyn Sheaffer
Zoning Commission Secretary