

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

MINUTES

Special Meeting
Thursday, October 11, 2012

New Fairfield Library Program Room
7:30 p.m.

PRESENT: John Moran, Chairman, Kevin VanVlack Vice Chair, Joe Letizia, Patrick Hearty, Fred Zering, Alternate Steve Hanrahan, Maria Horowitz, 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 alternate Steve Hanrahan to full voting status.

2. Public Comment

None

PUBLIC HEARINGS:

1. Continued Special Permit – SP -12-18 – 132 Route 37 (NBD) – Build a Mixed Use Building and Expand the Existing Residence. Kevin Hart, owner, Kevin Hart and John McGurk, applicant

Mr. Hanrahan recused himself. Mr. Peter Young & Mr. John McGurk approached the Commission.

Mr. Young distributed final revisions on the site plan. He reported he had received a letter from the Fire Marshall Mike Gill, but no letter from the Town Engineer. He also stated Mike McCarthy the town Sanitarian reviewed the plans and they still need to get a septic permit.

Mr. Young reviewed the letter he received from the Town Engineer with several issues. He reviewed all the issues & their resolutions.

1. Aquifer protection zone line made bolder.
2. Catch basis have been changed to feed into the storm water management oil gird chamber.
3. Infiltrating galleries are not connected to the roof drains to meet SWM regs.
4. Extended paved area in parking lot to northern part of island
5. Curbs have been added to all paved surfaces.
6. Fire tank size has been changed to 22,000 gallons (20,000 gallons of usable water)
7. Slope stabilization added to East property line.
8. Drainage calculation: Impervious surface has been reduced to 24.5% by changing Handicapped spaces to approved “pervious” surface removing them from the calculation.

9. Guide rail protection has been added
10. Architectural drawings have been changed to show furnace room and oil tank.
11. Architectural drawings submitted for office building
12. Water connection is not a “dead line” Aquarion Engineer approved of tapping into the line where available.

The ZEO asked for a lighting detail, Mr. Young asked if he could do that on a separate permit. He also stated if the Town Engineer came back with anything else minor that the applicant would comply.

The ZEO read a letter into the record from the New Fairfield Historic Property Commission reporting their findings when they did their excavations on the property. They have no objections, and recommended capping the old well.

Mr. Zering read a letter into the record from the NF Water Supply Committee approving the water supply.

Further testing is required by the New Fairfield Health Dept before approval, not enough time to review plans.

MOTION

Mr. VanVlack motioned to close the public Hearing for SP -12-18. Mr. Letizia seconded the motion. Vote taken:

Joe Letizia	Yes
Kevin VanVlack	Yes
Patrick Hearty	Yes
Fred Zering	Yes
Steve Hanrahan	Recused
John Moran	Yes

Motion carried unanimously

Mr. Moran stated the Commission has 65 days to vote, he would prefer to vote next month so everything is in place.

BUSINESS ITEMS:

1. Special Permit – SP -12-18 – 132 Route 37 (NBD) – Build a Mixed Use Building and Expand the Existing Residence. Kevin Hart, owner, Kevin Hart and John McGuirk, applicant.

Application continued to next regular meeting.

2. Discussion: Gill’s Gulf Gas Station - 7 Route 37 – Construction of Outdoor Vehicle Lift without permits.

Mr. Moran stated there was a lift outside of the building, he asked the ZEO to order a Cease & Desist. No discussion at this time.

3. Communication / Correspondence / Minutes /Adjournment

None

Meeting adjourned at 8:35 p.m.

Respectfully submitted

Lyn Sheaffer
Zoning Commission Secretary