

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

MINUTES

Regular Meeting
Thursday, November 8, 2012

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

PRESENT: John Moran, Chairman, Joe Letizia, Fred Zering, Kevin VanVlack, Vice Chairman, John Brown, Alternate, Steve Hanrahan, Alternate, 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 John Brown to full voting status.

2. Public Comment

None

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.

The Zoning Enforcement officer reported the Health Dept. and the Town Engineer received the changes to the Special Permit yesterday, and they require more time to review. They will have a report next month.

Mr. Moran calculated the timing, and counted 56 days the Public Hearing will open at the December meeting.

The ZEO reported the Sanitarian, Mike McCarthy just received the revised plans as well, and they were still under review.

Continued to 12/6/12 meeting.

2. Communication / Correspondence

The Commission discussed wood burning furnaces. The moratorium has expired. They decided on deferring to the state statute.

3. Minutes

October , 2012

MOTION

Zoning Commission Regular Meeting 11/8/12

Mr. VanVlack motion to approve the minutes of the October meeting as presented. Mr. Zering seconded the motion,

Vote taken:

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

Motion carried unanimously.

The ZEO reported Mr. Gill had been in the office after the last meeting, and picked up the paperwork he needed but she hadn't heard from him since. The Commission discussed and ordered a Cease & Desist.

Mr. Moran asked about the storage on the Zerrenner property. He felt they needed to do an inspection. The Commission discussed and asked the ZEO to write a letter to invite Mrs. Zerrenner in to discuss.

The ZEO reported she was involved in an enforcement action for 4 Clark Drive. She is working with Tim Simpkins on a blight issue, and the property owner had been moving forward, but nothing has happened lately. The Commission discussed and decided to send a notice of violation.

Meeting adjourned at 8:20 p.m.

Respectfully submitted

Lyn Sheaffer
Zoning Commission Secretary