

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

MINUTES

Regular Meeting
Thursday, December 6, 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, Lyn Sheaffer, Commission Secretary.

1. Call to Order

Meeting called to order by Chair John Moran at 7:32 p.m.

Mr. Moran elevated alternate John Brown to full voting status.

2. Public Comment

None

BUSINESS ITEMS

MOTION

Mr. Letizia motioned to add the application for the New Fairfield /Sherman Animal shelter to the agenda. Mr. VanVlack seconded the motion. Vote taken

Joe Letizia	Yes
Kevin VanVlack	Yes
John Brown	Yes
Fred Zering	Yes

Motion carried unanimously

Michael Triano, Chair NFAWS approached the Commission. Mr. Moran explained we would need to set a public hearing. He further explained Mr. Triano would have to notify adjacent neighbors of the plans and a letter from the New Fairfield Fire Marshall signing off on the project.

Public hearing set for next regular meeting.

MOTION

Mr. Letizia motioned to add the application for the Gill’s garage outside lift to the agenda. Mr. VanVlack seconded the motion. Vote taken

Joe Letizia	Yes
Kevin VanVlack	Yes
John Brown	Yes

Motion carried unanimously

Mr. Moran explained he had gone thru the file, and he has a problem with this application. This is a non-conforming lot in the B/C district. You cannot expand the non-conformity. He felt nothing could be done with that lot unless they bring the property up to the current regulations.

Mr. Zering arrived at 7:38

Mr. Moran reported he does not have a permit to sell cars there, he will refer it to town Attorney Jack Keating.

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.**

Mr. McGuirk approached the Commission.

Mr. Moran read the letter from the Town Engineer dated December 5, 2012 into the record.

Letter received from the NF Health Dept with no objections.

The Commission discussed. Mr. McGuirk reviewed the lighting plan.

Mr. Moran read a letter from Mr. Kaufman approving the connection into the water system.

MOTION

Mr. Letizia motioned to close the Public Hearing. Mr. VanVlack seconded the motion. Vote taken

Joe Letizia	Yes
Kevin VanVlack	Yes
John Brown	Yes
Fred Zering	Yes

Motion carried unanimously

MOTION

Mr. VanVlack motioned to approve the Special Permit 12-18 stipulating that items listed by Town Engineer be met and signed off on.

Mr. Moran asked that each item on letter is drawn/shown on the plans before issuing a permit. Vote taken

Joe Letizia	Yes
Kevin VanVlack	Yes
John Brown	Yes
Fred Zering	Yes

Motion carried unanimously.

The Commission went into Executive Session at 8:10 p.m. The Commission returned to the record at 8:15 p.m.

Mr. Moran distributed poinsettias to the Commission.

Meeting adjourned at 8:17 p.m.

Respectfully submitted

Lyn Sheaffer
Zoning Commission Secretary