

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

MINUTES

Regular Meeting
Thursday, February 9, 2012

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

PRESENT: Joe Letizia, Kevin Van Vlack, Vice Chairman, Patrick Hearty, Steve Hanrahan, alternate, Lyn Sheaffer, Commission Secretary.

1. Call to Order

Meeting called to order by Kevin VanVlack, Vice Chairman at 7:35 p.m.

Mr. VanVlack elevated alternate Steve Hanrahan to full voting status.

Public Hearing

1. SP 11-25 – Special Permit – Major Home Occupation – Psychotherapy Office. 54 Dick Finn Rd. Fred & Monique Goldman, owners, applicants. POSTPONED TO MARCH 1, 2012 MEETING.

BUSINESS ITEMS:

1. SP 11-25 – Special Permit – Major Home Occupation – Psychotherapy Office. 54 Dick Finn Rd. Fred & Monique Goldman, owners / applicants. POSTPONED TO MARCH 1, 2012 MEETING.

2. SI 12-02 – Site Plan Permit – Frozen Yogurt Shop – “Peachwave”, 28 Route 39, Heritage Plaza, business owner / applicants.

The applicants approached the Commission and reviewed the application.

The Commission Discussed, the location is part of the old Senior Center in Heritage Plaza.

Mr. Van Vlack reported he spoke with the Zoning Enforcement Officer and the parking met the regulations. Mr. Hanrahan reviewed the parking regulation.

No objections from the NF Health Department were noted, and the sign is the same as the others.

Mr. Letizia asked if there was any special lighting, the applicant reported no, and there would be 5 employees.

MOTION

Mr. Hearty motioned to approve SI 12-02 as presented. Mr. Letizia seconded the motion. Vote taken:

Joe Letizia	Yes
Kevin VanVlack	Yes
Patrick Hearty	Yes
Steve Hanrahan	Yes

Motion carried unanimously.

3. SI 12- 03 – Site Plan Permit – Consignment Shop & Florist, 90 Route 39, Christopher Rubino, applicant.

Mr. Chris Rubino approached the Commission. Mr. Rubino reviewed the application for a florist & Home consignment. He explained he is leasing the entire building, but using the space on the lower level. HE would be using 1500 sq. ft.

17 parking spaces are available. Mr. Rubino stated he would be using the existing sign, just changing the lettering. He explained he had received Health Dept. approval; however he hadn't received anything from the Fire Marshall.

MOTION

Mr. Letizia motioned to approve SI12-03; with the stipulation approval is received from the NF Fire Marshall. Mr. Hearty seconded the motion. Vote taken:

Joe Letizia	Yes
Kevin VanVlack	Yes
Patrick Hearty	Yes
Steve Hanrahan	Yes

Motion carried unanimously.

MOTION

Mr. Letizia motioned to approve the minutes of 1/12/12 as presented. Mr. Hanrahan seconded the motion. Vote taken.

Steve Hanrahan	yes
Joe Letizia	yes
Kevin VanVlack	yes
Patrick Hearty	Abstain-not in attendance

Motion carried unanimously.

4. Communication/Correspondence

None

5. Adjournment

Meeting adjourned at 7:49 p.m.

Respectfully submitted

Lyn Sheaffer
Zoning Commission Secretary