

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

MINUTES

Regular Meeting
Thursday, March 1, 2012

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

PRESENT: Joe Letizia, Fred Zering, Kevin Van Vlack, Vice Chairman, Patrick Hearty, John Bown, alternate, Lyn Sheaffer, Commission Secretary.

1. Call to Order

Meeting called to order by Kevin VanVlack, Vice Chairman at 7:33 p.m.

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

2. Public Comment

Bob Hancock., 97 Warwick Road approached the Commission. He is interested in installing an above ground pool. The Property has been surveyed. He is at 12% maximum coverage. He is asking about the 10% allowable. Mr. Van Vlack explained the regulation. The ZEO explained he was between 10-25% so he could have the pool; he just has to have an engineered storm water management plan.

Public Hearing

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

Mr. & Mrs. Goldman approached the Commission. Mr. Goldman explained his wife was a psychotherapist. She has a full time office on North Street in Danbury. She would like to have an office in their home. The office would see patients 2 days per week, 5 patients per day 45 minute sessions. Ms. Goldman explained there would be 15 minutes between patients.

Mr. Van Vlack asked what kind of patients would be seen at the home. Mrs. Goldman explained people with anxiety, depression, and trauma like after a car accident. EMDR treatment.

Mr. Zering asked about parking. Mr. Goldman explained there was enough room to park at least 7 or 8 cars.

The ZEO discussed parking; she was concerned about 4 cars. Mr. Goldman showed where they would park on the plan.

Public Comment

Anika Stodstram, 50 Dick Finn Road

Mr. Zering read a letter into the record from Mr. & Mrs. Stodstram strongly opposing the application. They presented a signed petition with 13 signatures in opposition. Mr. Zering also read the verbiage on the petition into the record. Mrs. Stodstram explained she was concerned about the clientele visiting the office posing a threat. She felt it would also change the character of the neighborhood. Ms. Stodstram reviewed her reasons why she was opposed to the application.

The ZEO read an e-mail she received 1/9/12 from Michael Davito into the record opposing the application.

Heather Knowles, 1 Alpine Road, New Fairfield approached the Commission. She stated she supported everything that has been said so far, she expressed concern about the traffic.

The ZEO explained they had a tenant in an apartment that did not have permits. She was called in for that and they discovered the office.

Mr. Van Vlack asked about the deed restrictions. The ZEO explained Zoning does not enforce those restrictions that would be up to the homeowners association.

Joe Unfried, 56 Dick Finn Road approached the Commission. He explained there were at least 4 or 5 cars parked there every day. He stated they also parked on top of the hill on town property. He felt the town owned 15 feet from the road. He spoke in opposition of the application. The ZEO will verify how much property the town owns off the road.

Mr. Van Vlack stated that home occupations are permitted in town. Zoning is concerned with public safety, each situation has to be reviewed individually.

Mrs. Goldman commented that she had been in private practice in Danbury for 13 years, they were homeowners in New Fairfield that were also concerned with the safety of their neighborhood. She explained in those 13 years she has never had an incident.

Mr. Van Vlack asked if any of her clients were court ordered. She stated no. Mr. VanVlack asked if any of her clients had prior records. The Commission discussed. Ms. Goldman stated she saw sexually assaulted individuals. Concern was expressed about the person that actually sexually assaulted the patient. Ms. Goldman explained that was why she sees all the patients at her Danbury office first. She was asked if she saw any patients with addiction problems. She stated no.

Mr. Zering asked if patients she has in her home have previously been screened thru the Danbury office. Ms. Goldman stated yes.

Mr. Van Vlack asked if she would have clients that had committed a crime she was helping them thru. Ms. Goldman stated no, not any that she was aware of.

Mr. VanVlack recommended the public hearing be continued.

MOTION

Mr. Letizia motioned to continue the Public Hearing on Special Permit 11-25. Mr. Zering seconded the motion. Vote

Taken:

- Fred Zering yes
- John Brown Yes
- Joe Letizia yes
- Kevin Van Vlack yes

Motion carried unanimously.

BUSINESS ITEMS:

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

Public Hearing continued to next regular meeting 4/12/12.

1. Minutes

February minutes postponed to next month.

2. Communication/Correspondence

ZEO had a question about Dunham Pond at the Woods. The Fairfield model that was going to be built has a loft on the 2nd floor that has a storage area. The people who have been purchasing would like to make it a “room”. Not a bedroom per the health dept. It’s been labeled as storage. Do we need a new Special Permit or a Site Plan? Mr. Van Vlack felt the ZEO could handle that permit request without coming before the Commission.

3. Adjournment

Meeting adjourned at 8:30 p.m.

Respectfully submitted

Lyn Sheaffer
Zoning Commission Secretary