

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

MINUTES

**Regular Meeting**  
Thursday, April 4, 2012

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

PRESENT: John Moran, Chairman, Joe Letizia, Kevin Van Vlack, Vice Chairman, Patrick Hearty, 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 7:33 p.m.

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

**2. Public Comment**

None

**Continued Public Hearing**

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

Continued Public Comment

Anika Stodstram, 50 Dick Finn Road

Ms. Stodstram made comments last month and wanted to state that this was not a personal issue but she expressed concern over added risk to the neighborhood.

Heather Knowles , 1 Alpine Rd

Ms. Knowles asked who would police the hours if this use was permitted.

Florence Simpson, 3 Alpine Road

Ms. Simpson asked the Commission to explain a special permit for a home office. She spoke in opposition to the Special permit application.

Mr. Hanrahan asked if previous violations had been taken care of and the ZEO stated yes. Mr. Goldman approached the Commission and stated he and his wife are professionals had he reviewed her credentials.

MOTION

Mr. Letizia motioned to close the Public Hearing for Special Permit 11-25. Mr. Hearty seconded the motion. Vote taken:

Patrick Hearty	Yes
Steve Hanrahan	Yes
Joe Letizia	Yes
Kevin Van Vlack	Yes
John Moran	Yes

Motion carried unanimously.

Mr. Moran explained to the Commission they had 65 days to make a decision, he suggested they think about it and vote next month.

**BUSINESS ITEMS:**

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

Continued to next regular meeting.

2. **SI 12-05 – Site Plan – Mobile Veterinarian Services – Appointments and billing will be done at Vets home. No clients shall be seen at vets home. Westview Tr., Cheryl Chappa, CMV and Matthew Hanniger , owner Applicant.**

Mr. Moran reminded the Commission they were only approving an office not any animal care. The ZEO showed the sign on the vehicle. The Commission discussed.

MOTION

Mr. Van Vlack motioned to approve Site Plan application 12-05. Mr. Hearty seconded the motion. Vote taken:

Patrick Hearty	Yes
Steve Hanrahan	Yes
Joe Letizia	Yes
Kevin Van Vlack	Yes
John Moran	Yes

Motion carried unanimously.

3. **SI 12-07 – Site Plan – Real Estate Office – 28 Route 39 – Kelly King Realty, LLC, applicant, Peter Young Agent.**

Mr. Moran informed Mr. Young that a Cease and Desist would be issued for violations in Heritage Plaza.

Mr. Young reviewed the application. He explained there would be 4 desks, the sign would be the same as the one before. He stated the Fire Marshall had signed off, and the parking was sufficient. 5 parking spaces were required, less than the previous use.

MOTION

Mr. Letizia motioned to approve Site Plan 12-07 as presented with the sign the same as what was there. Mr. Hearty seconded the motion. Vote taken:

Patrick Hearty	Yes
Steve Hanrahan	Yes
Joe Letizia	Yes
Kevin Van Vlack	Yes
John Moran	Yes

Motion carried unanimously.

**4. SI 12-08 – Site Plan – Taekwondo Training Center – 74 Route 37 – Parks Global Taekwondo, Inc., Applicant, Peter Young Agent.**

Mr. Young reviewed the application. He asked if a permanent window sign would be permitted. Mr. Moran stated he would discourage it. The Commission discussed a temporary sign saying “Grand Opening” for the window. The Commission gave the ZEO authority to approve.

The ZEO stated parking was adequate. Mr. Young stated the Fire Marshall & Health Dept. had signed off.

MOTION

Mr. Hearty motioned to approve Site Plan 12-08 with sign on awning only. Mr. Letizia seconded the motion. Vote taken:

Patrick Hearty	Yes
Steve Hanrahan	Yes
Joe Letizia	Yes
Kevin Van Vlack	Yes
John Moran	Yes

Motion carried unanimously.

MOTION

Mr. Letizia motioned onto the agenda SI-12-10 –\_Home Occupation – Teach classes in & Practice the Healing Art of Reiki. Paul Tolve, owner, Flavio Ribeiro, applicant. Mr. Hearty seconded the motion. Vote taken:

Patrick Hearty	Yes
Steve Hanrahan	Yes
Joe Letizia	Yes
Kevin Van Vlack	Yes
John Moran	Yes

Motion carried unanimously.

The Commission discussed application continued to May 3, 2012 regular meeting.

**5. Discussion Only=Possible Zone Change on the following properties; Peter Young Agent.**

- A. 64-70 Route 37 “The October House Property” 64 Route 37 Lot 3, LLC, 64 Route 37 Lot 4, LLC, 64 Route 37 Lot 2, LLC, 64 Route 37 Lot 1, LLC.

Mr. Young reviewed the plot plan. The Commission discussed what the property should be Neighborhood business or Commercial. Mr. Young stated the Plan of Development felt that property should be Neighborhood Business.

The Commission discussed buffers. The Commission felt Neighborhood Business would be a good fit, they felt they should get together for a workshop and discuss.

B. 48 Route 39 – Forty Eight Route 39 LLC, owner.

Mr. Young reviewed the property and explained the main entrance was thru the industrial zone. He felt that it made sense to change it to light industrial. Mr. Moran stated it did not show up like that on the Plan of Development.

Mr. Van Vlack expressed concern over what the intended use would be considering water down below. The Commission discussed.

## **6. Minutes**

Postponed, no quorum.

## **7. Communication/Correspondence**

None

## **8. Adjournment**

Meeting adjourned at 8:53 p.m.

Respectfully submitted

Lyn Sheaffer  
Zoning Commission Secretary