

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

MINUTES

Regular Meeting
Thursday, May 3, 2012

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

PRESENT: John Moran, Chairman, Joe Letizia, John Brown, Alternate, Lyn Sheaffer, Commission Secretary.

1. Call to Order

Meeting called to order by Chair John Moran at 7:33 p.m.

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

2. Public Comment

None

BUSINESS ITEMS:

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

Mr. Moran stated he had received a letter from Commission Alternate Steven Hanrahan, who was unable to attend this evening. He read the letter into the record. Mr. Hanrahan felt that if the previous violations on the property were remedies, the application met the regulations.

Mr. Moran read a narrative on how he felt about how helpful counseling can be. Mr. Moran then reviewed the regulation for Home Occupation. He then stated if the Commission was to deny the application there needs to be a good reason because Home Occupations are permitted in town. Mr. Moran asked for any other comments.

MOTION

Mr. Brown motioned to approve Special Permit 11-25. Mr. Letizia seconded the motion. Vote taken:

John Brown	Yes
Joe Letizia	Abstain
John Moran	Yes

Motion carried.

2. Site Plan 12-10, continued – Home Occupation – Teach classes in & Practice the Healing Art of Reiki. Paul Tolve, owner, Flavio Ribeiro, applicant.

Postponed, Mr. Ribeiro not in attendance.

3. Discussion Only: 132 Route 37 (NBD) – Building a separate building on property. John McGuirk and Peter Young.

Mr. McGuirk approached the Commission. He reviewed his site plan and proposed application. He would like to build a 1 bedroom apartment over professional office space.

Mr. Letizia questioned where the entrance would be, and expressed concern over the traffic.

4. Discussion Only: The Woods at Dunham Pond – Requirements for changing building unit design making them smaller. Vito Uva

The Commission discussed. Mr. Moran expressed concern that there was already 1 building finished in the section, how that would work. Mr. Letizia to go visit site.

5. Review of Subdivision Barn Brook Estates, Elwell Rd., For The Planning Commission. Wayne Skelly, William DiTuillo, applicants

The Commission reviewed the plans & discussed.

Mr. Moran talked about re-zoning Rt. 37 from Sawmill to Colonial Road into Neighborhood Business District. The Commission discussed. Mr. Moran to meet with First Selectman.

6. Minutes

Postponed, no quorum.

7. Communication/Correspondence

None

8. Adjournment

Meeting adjourned at 8:15 p.m.

Respectfully submitted

Lyn Sheaffer
Zoning Commission Secretary

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