

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

MINUTES

**Regular Meeting**  
Thursday, June 7, 2012

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

PRESENT: John Moran, Chairman, Joe Letizia, Kevin Van Vlack, 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 7:44 p.m.

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

**2. Public Comment**

Dave Bevan, Bill McCann & Dusty Martin approached the commission. They explained they are officers for New Fairfield Land Trust, and they want to re-furbish the existing cabin. They explained their intention was to create a greenway trail, and the cabin would serve as the trail head as well as headquarters for the NFLT, as well as storage. Mr. McCann explained they have an application in with wetlands.

Mr. Moran explained if the building remains on the same footprint, it would pre-date Zoning in New Fairfield. The Commission discussed and agreed no application was needed, just a zoning permit. The Commission waived the fee.

**BUSINESS ITEMS:**

**1. Site Plan 12-13, 28 Route 39 , Units 6, 7 & 8 - Nail Salon – Hye Soo Kim, applicant. Peter Young, agent**

Peter Young approached the Commission representing Hye Soo Kim. Maria Horowitz, ZEO explained she received a letter from the NF Fire Marshall and they gave a conditional approval based upon final inspection. She also received a letter from the Health Dept with no objections.

Mr. Young reviewed the proposed floor plan. 4 Pedicure stations, 3 nail stations, and 3 units for waxing. 4 employees on site at one time. The Commission calculated parking, and 19 spaces were needed. The ZEO reported 19 were available.

Hours of operation: Noon – 9:00 p.m. 7 days a week. Same sign, no lighted signs in window. If the applicant wants a lit open sign they must come to the zoning officer. No flashing signs will be allowed.

MOTION

Mr. VanVlack motioned to approve Site Plan Application 12-13. Mr. Letizia seconded the motion. Vote taken:

Kevin VanVlack	Yes
Joe Letizia	Yes
Steve Hanrahan	Yes
John Moran	Yes

Motion carried unanimously

**2. Site Plan 12-14, 9 Dunham Drive, Lot 7 – Site Plan Modification to allow a secondary entrance.**

Mr. Peter Young approached the Commission representing Carmelo Santomero. Mr. Moran stated he reviewed the site and there is construction debris and rocks too close to the wetlands area. Mr. Young said he would have it cleaned up.

Mr. Letizia expressed concern about trucks coming out of the storage area into the busy parking lot. The ZEO agreed the trucks speed thru that area.

Mr. Moran stated there should be a division between the 2 zones. He is not in favor because of the truck traffic; he felt the wall was there for a reason. The Commission discussed.

MOTION

Mr. VanVlack motioned to approve modification to Site Plan Application 12-14. Mr. Letizia seconded the motion.

Vote taken:

Kevin VanVlack	No
Joe Letizia	No
Steve Hanrahan	No
John Moran	No

Motion denied.

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

Application Withdrawn.

**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: Second Kitchens in Basements – Pat Reilly, Cheryl Finnely**

The Commission discussed, and decided if it is a kitchen, it is an apartment and must come in for approval.

**5. Discussion Only: Section 4.1.2 D & I – Business / Commercial District – Dainius Virbickas**

The Commission discussed the relocation of the Dunkin Donuts. They discussed what regulations it would fall under. Mr. Virbickas reviewed the site plan for the possible relocation. The Commission stated several reasons why they did not like the proposed location (where Avalon was located). The applicant proposed taking down ½ the building and just have Dunkin Donuts there. The Commission liked that idea.

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

**6. Minutes**

Postponed, no quorum.

**7. Communication/Correspondence**

None

The ZEO asked the Commission about signage at SAS School of Dance. The owner has different sign themes and came in to the Zoning office to get a permit for a sign 4x a year. The Commission discussed and decided no. Only 2x a year.

The Commission went into Executive Session at 8:45 p.m.

**8. Adjournment**

Workshop meeting planned for 6/20/12 7:00 p.m.

Meeting adjourned at 8:55 p.m.

Respectfully submitted

Lyn Sheaffer  
Zoning Commission Secretary