

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

MINUTES

**Regular Meeting**  
Thursday, August 9, 2012

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

PRESENT: John Moran, Chairman, Joe Letizia, Patrick Hearty, John Brown, 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. Moran elevated alternate John Brown to full voting status.

**2. Public Comment**

None

**NEW BUSINESS:**

- 1. Special Permit – SP 12 – 21 – 2 Brush Hill Rd., New Fairfield Library – An approximately 400 sq. ft. addition to the building including an elevator. As well as other improvements that will not affect the footprint, but make the building more ADA compliant. New Fairfield Free Public Library, applicant. Steve Lazarus, agent.**

Architect Steve Lazarus approached the Commission. Mr. Lazarus reviewed the plans. They are adding approximately 200 sq. ft. including an elevator, equipment closet and make bathrooms ADA compliant. He explained the project is being driven by ADA compliance.

The pathway & railing will also be brought to code 9/6/12

Public Hearing set for next regular meeting

**PUBLIC HEARINGS:**

- 1. Petition – P-12-01 – Petition for Zone Change: 48 Route 39 (R-44) to be included in the Light Industrial Zone (LI). Camillo Santomero, owner, Peter Young, applicant.**

Peter Young approached the Commission. Mr. Young presented notification letters & certified mail receipt cards.

Mr. Young reviewed the site plan. He explained the only access to the property will be thru Dunham Drive.

The Zoning Enforcement Officer asked Mr. Young to show exactly where the easement was that runs thru the abutting property. She felt the easement needs to be in the file.

### **Public Comment**

Diana Peck, The Birches, Stoney Way asked for a definition of addition Light Industrial. Mr. Moran reviewed the definition from the regulations.

Mr. Robert Peck asked if an Egress was needed, Mr. Moran stated no, one way in, one way out.

Mr. Ed Coelo asked about buffers, Mr. Moran stated there were 50' min buffers needed.

The ZEO reported there was some more paperwork that needed to come in.

Public Hearing continued to next regular meeting.

### **2. Special Permit – SP -12-18 – 132 Route 37 (NBD) – Build a Mixed Use Building and Expand the Existing Residence. Kevin Hart, owner, Kevin Hart and John McGuirk, applicant.**

John McGuirk approached the Commission. Mr. McGuirk reviewed the proposed Special permit. They are proposing an addition to the existing single family dwelling and an additional 2000 sq. ft. building. Mr. McGuirk reviewed the setbacks. He explained they meet all dimensional and bulk requirements.

The Commission reviewed parking requirements. Mr. McGuirk reported there were a total of 25.5 required and 27 were provided including 2 handicapped. Mr. McGuirk then reviewed building elevations.

Mr. Moran expressed concern over the parking; he felt it was very tight especially since the 2 spaces in the garage were counted.

The ZEO asked where the aquifer protection zone fell, she asked Mr. Young to show it on the plans. The narrative from the Town Engineer is expected next month.

Public hearing continued to next regular meeting 9/6/12.

### **Public Comment**

Mr. John Cody asked for definition of a “multi-use” building. Mr. Moran reviewed the Neighborhood Business District regulations.

Mr. Young reviewed where the gravel & paved driveway would be.

Mike Gill, New Fairfield Fire Marshall stated he had just received the plans for this application today, and it appears the project will have to comply with the commercial water supply ordinance.

### **3. Petition – P-12-02 – Proposed Amendments to the Zoning Regulations, by the New Fairfield Zoning Commission. A copy of the proposed amendments is available viewing in the Land Use Office.**

The ZEO reported she received a reply from HVCOE, and they found it was of local concern but minimal impact.

The Planning Commission will vote next meeting on their referral.

Public Hearing Continued to next regular meeting 9/6/12.

**BUSINESS ITEMS:**

1. **Petition – P-12-01 – Petition for Zone Change: 48 Route 39 (R-44) to be included in the Light Industrial Zone (LI). Camillo Santomero, owner, Peter Young, applicant.**

Public Hearing Continued.

2. **Special Permit – SP -12-18 – 132 Route 37 (NBD) – Build a Mixed Use Building and Expand the Existing Residence. Kevin Hart, owner, Kevin Hart and John McGuirk, applicant.**

Public Hearing Continued.

3. **Petition – P-12-02 – Proposed Amendments to the Zoning Regulations, by the New Fairfield Zoning Commission. A copy of the proposed amendments are available viewing in the Land Use Office office.**

**NEW BUSINESS:**

2. Communication / Correspondence

Meeting adjourned at 8:30 p.m.

Respectfully submitted

Lyn Sheaffer  
Zoning Commission Secretary