

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

MINUTES

Special Meeting
Thursday, September 13, 2012

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

PRESENT: John Moran, Chairman, Joe Letizia, Fred Zering, Patrick Hearty, Steve Hanrahan, Alternate; 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 7:32 p.m.

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

2. Public Comment

None

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 submitted the deed that shows the “150’ Right of Way”. Mr. Moran read the document into the record.

The Commission reviewed. The Zoning Enforcement Officer reported a positive referral from the Planning Commission.

PUBLIC COMMENT

None

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.

Mr. Hanrahan recused himself.

John McGuirk and Peter Young approached the Commission. Mr. Young reported they had not received a response from the Town Engineer or Fire Marshall. He asked for an extension.

Mr. Young submitted a request for extension to next meeting.

PUBLIC COMMENT

Dave Willis, abutting property owner expressed concern about exceeding the footprint of the building.

Mr. Moran explained there will be buffers and there are stringent regulations in that area. Mr. Willis was concerned about his well during blasting. Mr. Moran stated there can be a requirement to test his well before and after the blasting included in the approval.

John Cody, abutting property owner asked about his well, he would fall under the same requirements.

Mr. Moran asked if it was a historical building. The ZEO reported yes, and it would fall into adaptive re-use.

Public Hearing continued to the October 4, 2012 meeting.

3. 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.

MOTION

Mr. Letizia motioned to close Public Hearing P-12-21. Mr. Hearty seconded the motion. Vote taken

Joe Letizia	Yes
Patrick Hearty	Yes
Fred Zering	Yes
Steve Hanrahan	Yes
John Moran	Yes

Motion carried unanimously

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.

Mr. Hanrahan asked if there would be more than 1 entrance and exit. Mr. Guirk said No, just one off Dunham Drive.

MOTION

Mr. Hearty motioned to approve Petition P-12-01. To expand the Light Industrial Zone to 48 Route 39. Mr. Letizia seconded the motion. Vote taken

Joe Letizia	Yes
Patrick Hearty	Yes
Fred Zering	Yes
Steve Hanrahan	Yes
John Moran	Yes

Motion carried unanimously

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. 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.

MOTION

Mr. Letizia motioned to approve Special Permit SP12-21-2 as it meets all requirements. Mr. Hearty seconded the motion.

Vote taken

Joe Letizia	Yes
Patrick Hearty	Yes
Fred Zering	Yes
Steve Hanrahan	Yes
John Moran	Yes

Motion carried unanimously

PUBLIC HEARING

4. 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.

Mr. Moran called for Public Comment.

None

MOTION

Mr. Letizia motioned to close Public Hearing P-12-02. Mr. Hearty seconded the motion. Vote taken

Joe Letizia	Yes
Patrick Hearty	Yes
Fred Zering	Yes
Steve Hanrahan	Yes
John Moran	Yes

Motion carried unanimously

BUSINESS ITEM

4. 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.

MOTION

Mr. Letizia motioned to approve Petition P12-12-02. Mr. Hearty seconded the motion. Vote taken

Joe Letizia	Yes
Patrick Hearty	Yes
Fred Zering	Yes
Steve Hanrahan	Yes
John Moran	Yes

Motion carried unanimously

5. Modification Special Permit – M-SP-12-22 – The Woods at Dunham Pond – Add Garages to 9 Affordable Units and increasing Square Footage of Affordable Units at the rear of the units. Decreasing Cathedral Ceiling Square Footage to create storage area off loft above.

Jeff Bruno, Ron Jowdy, Rick Jowdy approached the Commission. The ZEO read a letter into the record from Bancroft Holding giving Jeff Bruno & Rick Jowdy permission to present the modification to the Commission.

Mr. Bruno stated that 4 units in Phase 2 are built and sold. 29 are to be built and 9 are considered “affordable”.

Mr. Bruno reviewed the modifications. He is proposing adding 2 garages to units 26 & 27, adding 9 additional parking spaces. The impervious surface calculation for the approved application is 21.1% of impervious coverage. The changes are adding 2.7%\$ for a total of 23.8%.

Mr. Bruno also explained they were reducing the amount of cathedral ceilings.

The ZEO reported she didn’t have a problem with the modifications as long as there are NO bathrooms upstairs. Mr. Moran felt the Commission could let the ZEO approve.

Mr. Zering asked if phase 2 was a separate association with a board. Mr. Bruno stated right now yes, but it is their intent to sign with Scalzo making it the same association.

6. Communication / Correspondence / Minutes /Adjournment

Minutes

July 12, 2012

MOTION

Mr. Letizia motioned to accept the minutes as presented. Mr. Zering seconded the motion. Vote taken:

Mr. Letizia	Yes
Mr. Zering	Yes
Mr. Hanrahan	Yes
Mr. Moran	Yes
Mr. Hearty	Abstain

Motion Carried.

August 9, 2012

MOTION

Mr. Letizia motioned to accept the minutes as presented. Mr. Zering seconded the motion. Vote taken:

Mr. Letizia	Yes
Mr. Brown	Yes
Mr. Hearty	Yes
Mr. Moran	Yes
Mr. Hanrahan	Abstain

Motion Carried.

Correspondence

None

Adjournment

Meeting adjourned at 8:35 p.m.

Respectfully submitted

Lyn Sheaffer
Zoning Commission Secretary