

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

MINUTES

Special Meeting
Thursday, July 12, 2012

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

PRESENT: John Moran, Chairman, Joe Letizia, Kevin Van Vlack, Fred Zering, Alternate Steve Hanrahan, Alternate John Brown, Maria Horowitz, Zoning Enforcement Officer.

1. Call to Order

Meeting called to order by Chair John Moran at 7:40 p.m.

2. Public Comment

None

BUSINESS ITEMS:

1. Site Plan- SI - 12-19 – Home Occupation – Teach classes in & Practice the Healing Art of Reiki. Paul Tolve, owner, Flavio Ribeiro, applicant.

Mr. Ribeiro approached the Commission; The Zoning Enforcement Officer stated she had received a letter from the owner Paul Tolve giving his permission. Mr. Moran read a letter from the applicant that was sent to the Zoning Commission and NF Health Dept. stating what the art of Reiki is. The hours of operation, stated in the letter are Saturday – Wednesday 4:00 p.m. –8:00 p.m. By appointment only and Thursday & Friday 9:00 p.m. – 5:00 p.m. by appointment only. Mr. Moran asked how many clients are seen at one time.

Mr. Ribeiro stated he has a full time job and this would be after. He would like only one person at a time at his house, unless they come with someone like a spouse. He stated there would be 10-15 minutes between appointments.

Mr. Moran express concern why the application stated *limited to once a month and no more than 6-8 people per class*. There is not room for parking. Mr. Ribeiro asked if he was restricted to once a month if he wanted more. Mr. Moran said there were no restrictions on how many days; just the parking was an issue.

The ZEO discussed parking, and stated after her site visit she told Mr. Ribeiro only 2 cars in the driveway at once, and then he changed to one appointment at a time. The Commission reviewed the survey. Mr. Hanrahan stated maximum of 2 cars, the residents cars would have to be in the garage. The Commission discussed.

Mr. VanVlack asked if 2 cars could park in the driveway without extending into the road. The ZEO stated she was there with the town truck, and felt if she pulled up to the garage a small car could fit behind her.

MOTION

Mr. VanVlack motioned to approve Site Plan Application SI-12-19, hours as presented by appointment only, with a limit of no more than 2 cars in the driveway at one time, with no signage. Mr. Hanrahan seconded the motion. Vote taken

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

Motion carried unanimously.

2. 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. Peter Young approached the Commission. Mr. Young reviewed the application. He explained what they really wanted to do was small storage, possibly some outside boat storage. Mr. Young asked if they need a full site plan, Mr. Moran stated no not for a zone change.

Mr. Young stated he will notify all adjacent property owners within 500 feet. He stated there were approx 30 people to notify. He would also post 2 signs on the property.

Public Hearing scheduled for next regular meeting August 2, 2012.

3. 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 McGurk, applicant.

Mr. Young stayed, and Mr. John McGurk approached the Commission. Mr. Hanrahan stepped down due to conflict of interest. Mr. McGurk presented a letter from the owner Kevin Hart giving him permission to speak.

Mr. McGurk reviewed the application. He proposed expanding the existing dwelling on the property. The other aspect of the project is building a 2 story multi-use building. Lower level partial office & mechanical storage. Main level would be office space and the upper level would be office space and a one bedroom apartment. Mr. McGurk reviewed the setbacks.

Impervious surface 25% or less, 5 parking spaces for lower level, other parking behind the building for the upper level. The commission reviewed parking requirements, total of 25 ½ is required. There are 27 including 2 in garage.

Mr. Letizia asked how wide the entrance would be, Mr. Young stated 26 feet. Mr. Letizia asked if any of the existing trees could be left there. Mr. Young stated they have a landscape architect, and he was working on the buffer along the driveway. Mr. Letizia asked if the footprint will be changed. Mr. Young stated yes, it would be an addition for a bedroom & garage. He stated it was a re-adaptive use.

The ZEO asked about the aquifer protection overlay district. Mr. Young stated there is a small piece at the bottom of the property, there will be no structures on it. If the Commission wants they will go the Aquifer Protection Commission for a permit as well. The Commission discussed and felt they should get a permit from them.

Mr. Young stated he met with Mike Crawford to see what kind of fire protection they need. He will meet with him again and comply with what he wants.

Public Hearing set for August 2, 2012.

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.

The ZEO asked about wood burning furnaces. Mr. Moran stated the state passed a law that regulates wood burning furnaces. He will e-mail the Commission with the information.

The Commission discussed.

5. Minutes –

May 3, 2012,

Postponed until next meeting

June 7, 2012

MOTION

Mr. Letizia motioned to approve the minutes of June 7, 2012 as presented. Mr. VanVlack seconded the motion. Vote taken:

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

Motion carried unanimously

6. Communication/Correspondence

The Commission discussed the CT Environmental review team.

Mr. Hanrahan if anybody on the Commission could pick up an illegal sign. Mr. Moran stated that would have to be the Zoning Enforcement Officer. The ZEO stated she is even restricted because they are considered personal property. Mr. Letizia asked what if they are on town property. The Commission discussed.

7. Adjournment

Meeting adjourned at 8:30 p.m.

Respectfully submitted

Lyn Sheaffer
Zoning Commission Secretary