

New Fairfield Zoning Board of Appeals
New Fairfield Connecticut 06812
MINUTES
Special Meeting
September 23, 2010

The New Fairfield Zoning Board of Appeals held a public hearing followed by a business session at 7:00pm on Thursday September 23, 2010 in the New Fairfield Community Room. Secretary Laurie Busse took the minutes.

ZBA members in attendance: John Day, Chair, Joe DePaul, Vice Chair, and Jack Michinko

ZBA members absent: Peter Hearty, Vinny Mancuso, and John Apple

Town Officials in attendance: None

Chair John Day called the meeting to order at 7:06pm introduced the Board members and explained the meeting process and voting procedures when there are not enough members present to grant a Variance or overturn a Cease & Desist Order.

Secretary Laurie Busse read the proposed agenda. John Day asked if there were any amendments or changes to the Agenda—None Heard. John Day made a motion to adopt the Agenda as presented, duly 2nd, approved unanimously. Secretary, Laurie Busse, read the Call of the Meeting.

Appeal # 23-10: Caperton Company LLC/Hugh Bilecky 50 Route 39, to appeal a Cease & Desist Order dated June 29, 2010 regarding storage of construction equipment and vehicles as well as violations of building permits, certificates of occupancy and zoning regulations.

John Day made a motion to bring Appeal # 23-10 to the floor, duly 2nd, approved 3-0.

Attorney Dan Cassagrande approached the Board. Chairman Day explained there are not enough Board Members present to overturn the Cease & Desist Order and the time limit the Board has to open the Appeal will expire before the October 21 meeting. John Day explained how to move forward. Attorney Cassagrande would like all voting members to be present when he presents his case, therefore, he would like the appeal to be opened and continued to the October 21 meeting. John Day made a motion to continue the appeal to the October 21 meeting, duly 2nd, approved 5-0. Steve Merullo approached the Board stating he would like pictures submitted for the record. John Day explained the Board is not hearing any testimony on this appeal tonight. Attorney Cassagrande requested copies of the pictures.

Application # 24-10: Thomas and Janeane LaMonte, for variances to zoning regulations for the purpose of demolishing the existing house and detached garage and constructing a new house with an attached garage.

Thomas and Janeane LaMonte approached the Board requesting their application remain unopened.

Application # 25-10: Adrian and Amita Schulte, 33 Deer Run for variances to zoning regulations for the purpose of remodeling the existing structure, constructing a 2nd story addition, a great room addition and a deck, plus legalizing the existing deck.

Jeff Berman, Architect approached the Board and explained he would like the application to remain unopened.

Joe DePaul made a motion to adjourn the meeting at 7:48pm, duly 2nd, approved 3-0.