

**New Fairfield Zoning Board of Appeals
New Fairfield Connecticut 06812**

**MINUTES
September 2, 2008**

The New Fairfield Zoning Board of Appeals held a regular public hearing followed by a business session at 7:00pm on Thursday September 2, 2008, in the New Fairfield Free Public Library. Secretary, Laurie Busse, took the minutes.

ZBA members in attendance: John Day, Chairman, Maureen Walker, Vice Chairman, John Apple, Jack Michinko and Bob Jano.

ZBA members absent: Joe DePaul

Town Officials in attendance: Maria Horowitz, ZEO, John Hodge 1st Selectman, Steve Merullo, Buildings & Grounds & PBC

Chairman, John Day called the meeting to order at 7:12pm, introduced the Board members and explained the meeting process, and voting procedures.

Secretary, Laurie Busse read the proposed agenda for the meeting. John Day made a motion to adopt the Agenda as read duly 2nd approved 5-0. Secretary, Laurie Busse, read the Call of the Meeting.

Application # 14(2)-08: Town of New Fairfield, 31 and 33 Route 37, for variances to zoning regulations for the purpose of revising a twice previously approved variance to construct a senior center/municipal building.

Maureen Walker made a motion to bring Application# 14(2)-08 to the floor, duly 2nd, approved 5-0.

John Hodge, 1st Selectman, Steve Merullo, PBC & Buildings & Grounds, and Steve Lazarus, architect approached the Board and explained the new plans. The existing house will remain and a modular addition will be attached. There will be a change in elevation the new building will be lower than the previous building and it will also be approximately 700sqft smaller. The building will remain the same width and the length will be shortened. The majority of the interior rooms are about 10% smaller than previously planned, with the exception of the main room which is considerably smaller the Chairman noted the interior design is not before the Board, but it helps to know where the 700sqft reduction is coming from. Discussion focused on an alternate roof style. The current plans call for a flat roof on a modular building. The Town would like the flexibility to construct either a gabled roof or a flat roof; either way, the height of the building will be lower than the previous plans. The proposed front setback will go no closer than the existing varied front setback of 41'. The difference is on the old plans the roof overhang was 41' from the front setback; with the new plans the front stoop will be 41' from the front setback. The footprint on the ground will be 700sqft smaller than the old plans. There will be no increase in nonconformity. The Board noted there is another

prior Variance # 09-07 on this property with a front setback to 3.9' to construct a municipal building. the Town Officials noted they still plan to do this.

Maria Horowitz stated she was happy the building size was reduced.

John Day asked for any further public comment—none heard

John Apple made a motion to enter the business session duly 2nd, approved 5-0.

In the business session the Board discussed there is no increase in nonconformity; the setbacks are the same as the previous Variance and the new building is 700sqft smaller than previously proposed and even with the gabled roof the height is less than previously approved. Discussion followed on approving both roof designs; so long as the choices are limited to the two plans submitted tonight.

John Day made a motion to grant the Variance with a front setback of 41' incorporating by reference the hardships stated in the prior Variances the approval being subject to the plans as submitted; noting for those purposes two things; one that the plans as submitted have an alternate roof plan and we are voting on approving both. Secondly relative to the prior Variance approval this not only doesn't increase, it somewhat decreases nonconformity duly 2nd, approved 5-0.

Bob Jano made a motion to adjourn the meeting at 7:30pm duly 2nd approved 5-0.