

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

MINUTES

**Regular Meeting**  
Thursday, October 6, 2011

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

PRESENT: John Moran, Chairman, Joe Letizia, Kevin Van Vlack, Vice Chairman, John Brown, Fred Zering, Patrick Hearty, Lyn Sheaffer, Commission Secretary.

**1. Call to Order**

Chairman John Moran called the meeting to order at 7:35 p.m.

**Business Items**

1. Site Plan Application #11-20 - New Fairfield Board of Education, 3 Brush Hill Rd. This is a new application for the purpose of re-installing Baseball field at New Fairfield High School (project location is 54 Gillotti Rd.) The owner of record is The Town of New Fairfield.

Phil Ross, Facilities Manager, New Fairfield and Scott Roberti, New Fairfield Baseball approached the Commission. Mr. Rossi reviewed their proposal and explained they wanted to bring the grass field behind the High School back to a baseball field.

Mr. Moran stated it was originally a field, and want to bring it back, he didn't think they needed to come before the Commission. The field was shown on the original plans, it was just abandoned. The Commission discussed and agreed.

2. P 11-02 – Petition for Zone Change – 48 Route 39 and 52A Route 39. The petition for Zone Change is to change the Zoning District for these two properties from the current R-44, One Acre District to become part of the Three Acre, LI/Light Industrial District. Camillo Santomero, owner. Peter Young, agent.

The November meeting for the Commission was moved to November 10, 2011. And The Commission set the Public Hearing for Petition for Zone Change 11-02 for November 10, 2011.

Mr. Moran encouraged the Commission to review the Plan of Development and the regulations for the Light Industrial Zone change.

MOTION

Mr. VanVlack motioned to set the Public Hearing for the Petition for Zone Change for the Special Meeting November 10, 2011. Mr. Letizia seconded the motion. Vote taken.

Patrick Hearty	yes
Fred Zering	yes
John Brown	yes
Joe Letizia	yes
Kevin VanVlack	yes
John Moran	yes

Motion carried unanimously.

3. Discussion on Commission proposal to change various regulations

The Commission discussed the next step. Regulations to be referred to appropriate Agencies and Commissions.

December Commission meeting moved to December 8, 2011.

Zoning Enforcement officer to provide a regulations for chickens.

Mr. Letizia asked about wood burning furnaces. Mr. Moran stated the State of CT had not moved forward on a regulations. The Commission discussed. Mr. Moran suggested a regulation that allows them to be used from October thru April. The Commission agreed to work on the issue.

4. Minutes

September 15, 2011.

MOTION

Mr. VanVlack motion to approve the minutes of September 15, 2011 as presented. Mr. Letizia seconded the motion. Vote taken.

Patrick Hearty	yes
Fred Zering	yes
John Brown	yes
Joe Letizia	yes
Kevin VanVlack	yes
John Moran	yes

Motion carried unanimously.

September 15, 2011.

MOTION

Mr. VanVlack motion to approve the minutes of September 1, 2011 as presented. Mr. Letizia seconded the motion. Vote taken.

Patrick Hearty	yes
Fred Zering	yes
John Brown	yes
Joe Letizia	yes
Kevin VanVlack	yes
John Moran	yes

Motion carried unanimously.

5. Communication/Correspondence

None

6. Adjournment

Meeting adjourned at 8:00 p.m.

Respectfully submitted

Lyn Sheaffer

Zoning Commission Secretary