

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

MINUTES

Special Meeting

Thursday, November 10, 2011

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

PRESENT: Kevin VanVlack, Vice Chairman, Joe Letizia, Fred Zering, Patrick Hearty, Steve Hanrahan, Alternate, Maria Horowitz, Zoning Enforcement Officer, Lyn Sheaffer, Commission Secretary.

1. Call to Order

Vice Chairman Kevin VanVlack called the meeting to order at 7:30 p.m.

2. Public Comment

Marianne Renone, Land Use Dept. approached the Commission. She asked for clarification on the impervious surface regulation. She reviewed a recent application where the homeowner proposed a 500 ft. deck and were still under 10% coverage and they were required to do a storm water management plan.

Mr. VanVlack explained the intent of the regulation was to relax the requirements. He felt that if they were still under 10% no storm water management plan was necessary. The Commission discussed and felt they needed to discuss that and clarify the regulation.

PUBLIC HEARING:

1. 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.

Mr. Peter Young approached the Commission. Mr. Young reviewed the zoning map. The Commission discussed setbacks. Mr. Young explained there were about 4-6 acres in the parcel that was buildable because of wetlands and setbacks.

Mr. Hanrahan requested maps that show the wetlands and setbacks. Mr. Young will submit them. Mr. Hanrahan stated in the Towns Plan of Development that area was to be residential. Mr. Young stated he had received a positive referral from the Planning Commission.

Mr. VanVlack expressed concern about the bridge entrance and traffic. Mr. Young stated that would be kept as an emergency access, the primary entrance would be thru the light industrial zone.

PUBLIC COMMENT

Mr. Ralph Fetta, 33 Short Woods Road express concern about the traffic, and Ms. Joan Fetta stated the town has worked hard to “beautify” the center of town; he asked if this is what the town would want...

Mr. Phil Petroski, 45 RT 39 expressed concern over what might be built there. He stated it was a very dangerous section in the road and he asked the board to reject the application.

Ms. Linda Fox, 43 Route 39 expressed concern about the traffic and the wetlands.

MOTION

Mr. Letizia motioned continue the Public Hearing for the Petition for Zone Change to the next regular Meeting December 10, 2011. Mr. Hearty seconded the motion. Vote taken.

Patrick Hearty	yes
Fred Zering	yes
Joe Letizia	yes
Kevin VanVlack	yes

Motion carried unanimously.

The following letters were read into the record.

1. Letter from Mr. Robert Doscher asking the Commission to deny the application.
2. Legal notice for the Public Hearing published in the Danbury News Times 11/4/11 & 11/7/11 (The Citizen News did not publish due to winter storm.
3. Referral received from the Planning Commission. 4-1-0 vote 10/24/11.
4. HVCO – Category 1 of local concern, minimal municipal impact.

BUSINESS ITEMS:

1. 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.

Public Hearing continued to the next regular meeting December 8, 2011.

2. Communication/Correspondence

None

Regulations

The Commission discussed fees. ZEO will provide updated list of fees. The Commission reviewed a chicken regulation. The Commission discussed. ZEO to check the regulation for Brookfield, Ridgefield, Bethel and Newtown.

The Commission discussed having a special workshop meeting to finalize the regulation changes.

4. Adjournment

Meeting adjourned at 9:15

Respectfully submitted

Zoning Commission Special Meeting 11/10/10

Lyn Sheaffer

Zoning Commission Secretary