

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

**MINUTES**

**Special Meeting**  
Thursday, March 15, 2011

New Fairfield Annex Conference Room  
7:30 p.m.

PRESENT: Joe Letizia, Fred Zering, Kevin Van Vlack, Vice Chairman; John Moran, Chairman, Maria Horowitz, Zoning Enforcement Officer, Lyn Sheaffer, Commission Secretary.

1. Call to Order

Meeting called to order by Chairman, John Moran at 7:36 p.m.

2. Public Comment

None

**Public Hearing**

1. Shall the Zoning Commission enact a Moratorium for one year on whether to ban, allow or allow with stipulations Outdoor Wood Furnaces (OWF).

Mr. Moran explained the Commission could not vote on this issue tonight because they had not received a referral from Planning Commission.

Maria Horowitz, ZEO read the notice into the record. Published in the Citizen News 3/2/11 and 3/9/11.

**Public Comment**

A question was raised if fireplaces would be included. The Commission explained it was just Outdoor Wood Furnaces (OWF's).

Mr. Moran explained there are more efficient OWFs on the market now that meet EPA standards. He felt the Commission needed to discuss. Mr. Van Vlack also wants the Commission to see where the State of CT is going with the issue.

Public Hearing continued to next month's regular meeting 4/7/11.

2. Petition to Change the Zoning Regulations – Application: P11-01 – Sections: 7.5 – Telecommunication Facilities, 7.5.1 – Purpose, 7.5.3 – Permitted by Zoning or Other Permits. Sections: 9.2 - Telecommunications Policy Preferences and 9.2.4 – Specific Policy Preferences for Towers – A – Location. Steven Roe, applicant.

The ZEO reported she had not received any communication from the Planning Commission on this petition. She reported HVECO had felt it was of local concern with minimal inter municipal impact, no need to notify adjoining municipalities.

Mr. Letizia asked for a workshop.

Mr. Steven Roe approached the Commission. He explained how his petition came about. He stated using National Realtor Board statistics the houses around Titicus Mtn. were de-valued up to 20% because of the tower. He submitted literature and reviewed reasons why he felt the zoning regulations should be changed.

Mr. Moran explained the Citing Council controls commercial towers, and the Zoning Commission has no jurisdiction. Mr. Roe felt the Commission could give them some guidelines. He made the following points.

1. Regulations state balloon only has to fly for 3 hours, should be longer
2. Environmental impact study should be done by an independent group.
3. Add clarity to protect height
4. Ask that the “Stealth” design be used
5. Negative impact to value of home, people within ½ mile should have 15% property tax reduction.
6. If there is a generator it should be in a soundproof box.

Michael Iadorola, New Fairfield spoke and was in favor of anything that clarifies the regulation.

Public Hearing continued to 4/7/11 regular meeting.

## **Business Items**

1. Shall the Zoning Commission enact a Moratorium for one year on whether to ban, allow or allow with stipulations Outdoor Wood Furnaces (OWF).

Public Hearing Continued to 4/7/11.

2. Petition to Change the Zoning Regulations – Application: P11-01 – Sections: 7.5 – Telecommunication Facilities, 7.5.1 – Purpose, 7.5.3 – Permitted by Zoning or Other Permits. Sections: 9.2 - Telecommunications Policy Preferences and 9.2.4 – Specific Policy Preferences for Towers – A – Location. Steven Roe, applicant.

Public Hearing Continued to 4/7/11.

3. Site Plan Application 11-07 – 28 Route 39, Heritage Plaza, Units 24 & 25. N.F. Animal Hospital is proposing to expand their practice and by combining their existing units (26 & 27) with unit 24 and also to keep the previous grooming business in unit 25. NF Animal Hospital, applicant, Peter Young, agent.

Mr. Peter Young approached the Commission.

Mr. Young explained the applicant would like to expand into the next unit where the do-it-yourself dog wash was.

Mr. Letizia asked if the upper parking lot is large enough to accommodate walking more animals. Mr. Young explained the fenced in area is cleaned every day.

The ZEO asked if there were any more exam rooms. Mr. Young explained no more exam rooms. No change in employees, no additional parking needed and no additional signs.

#### MOTION

Mr. Zering motioned to approve Site Plan Application 11-07. Mr. Letizia seconded the motion Vote taken:

Kevin Van Vlack	Yes
Joe Letizia	Yes
Fred Zering	Yes
John Moran	Yes

Motion carried unanimously.

4. Site Plan Application 11-08 – 11 Route 37, Sas School of Dance. The dance school would like to add a 24' x 34' locker and changing room and office in the existing basement below the units. There will not be any lavatories or showers. Sas School of Dance, applicant., Peter Young, agent..

Mr. Peter Young explained the applicant is proposing adding additional lockers downstairs for the students. There would be no plumbing and no additional students.

The ZEO reported the application was complete and she had received a verbal approval from the New Fairfield Fire Marshall and written approval from the New Fairfield Health Dept.

#### MOTION

Mr. Letizia motioned to approve Site Plan Application 11-08. Mr. Van Vlack seconded the motion Vote taken:

Kevin Van Vlack	Yes
Joe Letizia	Yes
Fred Zering	Yes
John Moran	Yes

Motion carried unanimously.

5. Discussion as to allow Big Brothers Big Sisters to place clothing donation bin (s) in town or at the transfer station.

The ZEO reported Bobby Raza, Public Works said there was already a donation box at the transfer station. She was not sure where it was located and if a dump permit is needed to access. The Commission discussed having one, when is pick up, etc. They decided a box at the transfer station was fine but did not want any additional sites.

#### **4. Correspondence / Communication / Minutes**

No Correspondence & Communications

Minutes – Postponed to next meeting.

**5. Adjournment.**

Mr. Zering motioned to adjourn. Mr. Letizia seconded the motion. Vote taken:

Kevin Van Vlack	Yes
Joe Letizia	Yes
Fred Zering	Yes
John Moran	Yes

Motion carried unanimously.

Meeting adjourned at 8:30 p.m.

Respectfully submitted

Lyn Sheaffer

Zoning Commission Secretary