

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

MINUTES

Special Meeting

Workshop
Thursday, May 26, 2011

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

PRESENT: Kevin Van Vlack, Vice Chairman; John Moran, Chairman, John Brown, Alternate, Maria Horowitz, Zoning Enforcement Officer, Lyn Sheaffer, Commission Secretary.

1. Call to Order

Meeting called to order by Chairman, John Moran at 7:35 p.m.

2. Public Comment

None

3. Discussion and Scheduling a Public Hearing for amendments to the regulations on the following:

Plan of Conservation & Development. Impervious Surface/Storm Water Management. Country Club, definition. Telecommunication Tower Regulation – Time period for flying Arial Balloon. Percentage of property size and percentage of added impervious surface to not require a SWMP. Special Permits – Time limits. Commission able to revoke if not in compliance. Outdoor dining.

The Commission discussed the definition for Impervious Surface. Mr. VanVlack explained up to 500' deck is exempt. Anything over the 500' will fall into the calculation for impervious surface. Then, if the applicant is over the 10% coverage a storm water management plan is needed.

The commission decided to move the added sentence (“not including sheds or slotted decks less than 500 square feet with boards no wider than 6 inches.”) to the end of the Impervious Surface definition

The Commission discussed the ability of the Zoning Board of Appeals to vary the impervious surface restrictions. Mr. Moran to ask Atty. Keating the best way to stop that.

Page 4 – Section 1.54

Add verbiage “effective and/or impervious surface.

Definition of Country Club

The Commission felt they need Atty. Keating to define and then they will review.

Page 28 – Section 3.1 D

Change Verbiage to read “*un-related*”

Fee changes

The Commission discussed increasing the processing fees. ZEO to check with other towns, Ridgefield and Sherman. The Commission left it up to her discretion.

Telecommunications – Section 9.2.4 A-5

The Commission discussed the time required to fly a balloon for a proposed tower. They agreed to add the verbiage “*The Balloon shall fly on a Saturday, with 1 mile visibility from 7:00 AM – 7:00 PM at the proposed maximum height of the tower.*”

Special Permit Time Limits

The ZEO asked if a person doesn't comply can the Commission rescind the permit. The Commission discussed pg 139 time limits. The ZEO to ask Atty. Keating about the ability to rescind special permits.

The Commission reviewed the Plan of Development and completed the list required. ZEO to forward to the Planning Commission.

Meeting adjourned 8:45 p.m.

Respectfully submitted

Lyn Sheaffer, Zoning Commission Secretary