

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

MINUTES

Special Meeting
Thursday, August 11, 2011

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

PRESENT: Joe Letizia, Kevin Van Vlack, Vice Chairman; John Moran, Chairman, Fred Zering, John Brown, alternate; Steve Hanrahan, 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

Mr. Moran reported that the Board of Selectmen has approved the appointment of Dr. Stephen Hanrahan to serve as an alternate to the Commission. Mr. Hanrahan has been sworn in.

Mr. Moran elevated Mr. Brown to voting status

Business Items

1. Modification to Site Plan Permit 24-09 – Route 37 at Ball Pond Brook, next to 33 Route 37, Pedestrian Bridge and Walkway as part of the larger Streetscape Project. Town of New Fairfield agent, applicant.

Mr. John Hodge approached the Commission. Mr. Hodge asked if the modification needed a public hearing. The Commission Discussed. Mr. Hodge stated the proposed foot bridge was smaller than the original proposal. He stated the bridge had the Wetlands Commission and FEMA approval.

The Zoning Enforcement Officer, Maria Horowitz distributed the site plan. The Commission reviewed. Mr. Hanrahan asked if the proposed bridge was approved by the NF Fire Dept. Mr. Hodge stated yes.

Mr. Moran asked if the Commission had any objections, none heard.

MOTION

Mr. Letizia motioned to approve Modification to Site Plan Permit 24-09 as presented. Mr. VanVlack seconded the motion. Vote taken:

Fred Zering	Yes
John Brown	Yes
Joe Letizia	Yes
John Moran	Yes
Kevin VanVlack	Yes

Motion carried unanimously.

Public Hearing

1. Special Permit 11-10 – New application for The Woods at Dunham Pond – The original and revised original special permits for the Condominium project will expire in 2012. The Special Permit does not have any more extension time. Therefore, the present owners are reapplying for a new permit. Somers Development Inc., owner, Stephen Rodgers, Charter Residential Dev. LLC, applicant.

Mr. Moran explained Special Permit 11-10 does not fall under the new State Statue extending the time a public hearing can be open. The state statue is only for Site plans.

He explained there were 2 options. 1. Amend section 8.26 of the NF regulations or 2. Ask for a new application.

Mr. VanVlack felt changing the regulations to a blanket 14 years was not the way to go. The Commission discussed and agreed with Mr. VanVlack

MOTION

Mr. VanVlack motioned to close the Public Hearing for Special Permit 11-10. Mr. Letizia seconded the motion. Vote taken:

Fred Zering	Yes
John Brown	Yes
Joe Letizia	Yes
John Moran	Yes
Kevin VanVlack	Yes

Motion carried unanimously.

Business Items

2. Special Permit 11-10 – New application for The Woods at Dunham Pond – The original and revised original special permits for the Condominium project will expire in 2012. The Special Permit does not have any more extension time. Therefore, the present owners are reapplying for a new permit. Somers Development Inc., owner, Stephen Rodgers, Charter Residential Dev. LLC, applicant.

MOTION

Mr. VanVlack motioned to approve Special Permit 11-10 contingent upon receipt of a letter for an extension for an additional 5 years to complete the paperwork needed. Mr. Letizia seconded the motion. Vote taken:

Fred Zering	Yes
John Brown	Yes
Joe Letizia	Yes
John Moran	Yes
Kevin VanVlack	Yes

Motion carried unanimously.

6. Adjournment.

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

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

Motion carried unanimously. Meeting adjourned at 8:30 p.m.

Respectfully submitted

Lyn Sheaffer, Zoning Commission Secretary