

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

MINUTES

Special Meeting
Thursday, December 8, 2011

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

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

1. Call to Order

Chairman John Moran called the meeting to order at 7:38 p.m.

Public Comment.

None

PUBLIC HEARING:

1. Continued 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. Moran asked for comments.

Mr. Phil Petroski expressed concern about the access road from Rt. 39. He felt it was a very dangerous intersection.

The ZEO read a letter from Commission Alternate Stephen Hanrahan into the record. Dr. Hanrahan requested the Commission reject the zone change and listed his reasons.

Mr. Moran stated he had listed to the tapes from the last meeting.

Peter Young reviewed the proposed map. He submitted map showing wetlands & flood plane. Mr. Moran asked if the applicant would accept not entrance off of Rt. 39. He stated the Fire Dept. might require the access.

Mr. Moran questioned him about the road thru Fieldstone; he felt that set a precedent on trust.

MOTION

Mr. VanVlack motioned to close Public Hearing 11-02. Mr. Letizia seconded the motion. Vote taken.

Fred Zering	yes
Joe Letizia	yes
Kevin VanVlack	yes
John Moran	yes

Motion carried unanimously. Public Hearing closed.

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.

Mr. Moran stated the Commission will discuss and vote on the Petition at the next regular meeting 1/12/12. He suggested the board go and take a look at the property and consider both entrances.

2. SP 11-25 – Special Permit – Major Home Occupation – Psychotherapy Office. 54 Dick Finn Rd. Fred & Monique Goldman, owners, applicants.

The Commission set the Public Hearing for this application for January 12, 2012.

3. Communication & Correspondence

The ZEO asked the Commission for clarification on retaining walls when one side has a significant elevation change. The Commission discussed measuring points.

The Commission reviewed a permit she had given with a storm water management plan. She said the drainage wasn't built. She received a letter from Mr. Gallagher, but felt it was not truthful. The water was not being directed properly, and the gutters shown on the plan were not put in. Mr. VanVlack stated she should not accept any more storm water management plan approvals from him until he makes it correct.

4. Minutes

MOTION

Mr. Letizia motioned to approve the minutes of 10/6/11 as presented. Mr. VanVlack seconded the motion. Vote taken.

Fred Zering	yes
Joe Letizia	yes
Kevin VanVlack	yes
John Moran	yes

Motion carried

MOTION

Mr. Letizia motioned to approve the minutes of 11/10/11 as presented. Mr. VanVlack seconded the motion. Vote taken.

Fred Zering	yes
Joe Letizia	yes
Kevin VanVlack	yes
John Moran	Abstain

Motion carried

5. Adjournment

Meeting adjourned at 8:45 p.m.

Respectfully submitted

Lyn Sheaffer

Zoning Commission Secretary