

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

MINUTES

Regular Meeting

November 4, 2010

New Fairfield Library Community Room

7:30 p.m.

PRESENT: Jon Moran Chairperson, Joe Letizia, Kevin Van Vlack, Patrick Hearty, Maria Horowitz, Zoning Enforcement Officer, Lyn Sheaffer Zoning Commission Secretary

1. Call to Order

Meeting called to order at 7:40 p.m. by Chair, John Moran

2. Public Comment

None

Business Items

1. Site Plan 10-37 – 11 Saw Mill Rd., Approval for change of location for new signs for new real estate company. A site plan permit is not required for a use permit as the previous tenant was also Real Estate Company. Ellen Cavallo Buccitti, applicant; David & Karen Fickett, owners.

Ellen Cavallo Buccitti approached the Commission. Ms. Buccitti explained she was proposing a sign on the house and on a post instead of the tree. The ZEO reported she reviewed the sign application and applicant meets all regulations.

MOTION

Mr. Letizia motioned to approve Site Plan Application 10-37 for 2 signs at 11 Saw Mill Road. Mr. VanVlack seconded the motion. Vote taken:

Joe Letizia	Yes
Kevin VanVlack	Yes
Patrick Hearty	Yes
John Moran	Yes

Motion carried unanimously.

2. Site Plan 10-38 – 28 Route 39, Unit 9. Retail Children’s Clothing Boutique and Sign. Yvelisse Kiernan, applicant; Peter Young, agent.

Mr. Peter Young approached the Commission. The ZEO reported there was a letter on file in the office allowing Mr. Young to act as Ms. Kiernan’s agent.

Mr. Young reviewed the application for a clothing boutique in Unit 9, 28 Rt. 39. He explained there would be clothing racks, display cases and a counter near the front.

The Commission discussed parking. The ZEO reported they would need 5 parking spaces, and they were available. The hours open are 10 a.m. – 6 p.m.

MOTION

Mr. VanVlack motioned to approve SPA 10-38 for a Retail Boutique, Yvelisse Kiernan applicant. Mr. Hearty seconded the motion. Vote taken:

Joe Letizia	Yes
Kevin VanVlack	Yes
Patrick Hearty	Yes
John Moran	Yes

Motion carried unanimously.

MOTION

Mr. VanVlack motioned to add Site Plan Application 10-39 to the agenda. Mr. Letizia seconded the motion. Vote taken:

Joe Letizia	Yes
Kevin VanVlack	Yes
Patrick Hearty	Yes
John Moran	Yes

Motion carried unanimously.

Mr. Gerard Byrnes approached the Commission. He proposed adding a mother/daughter apartment to their home. Mr. Moran explained they would need to schedule a Public Hearing.

Public Hearing set for 12/2/10.

3. Discussion on Prime Time Fitness – Sign Violations

The Zoning Enforcement Officer explained for the first round of signs “Buy 1 get 1 free” they had a permit, they have now put up another set. She explained per regulations an applicant may request 2 sign permits per calendar year. The Commission reviewed temporary sign regulations. Mr. Letizia commented that there was not a limit on the number of signs an applicant could have 1,500 signs at once. The Commission discussed revising the regulations.

4. Correspondence / Communication / Minutes

Minutes

Mr. Letizia motioned to approve the Minute of Special Meeting of 10/19/10. Mr. Hearty seconded the motion.

Vote taken:

Joe Letizia	Yes
Kevin VanVlack	Yes
Patrick Hearty	Yes
John Moran	Yes

Motion carried unanimously.

The Zoning Enforcement Officer reported that she had an inquiry about the 2 end units in Fieldstone Plaza. The Commission had approved combining the 2 units for a cleaners; they now want to divide the 2 units again ½ for a cleaner and ½ for something else. She has an applicant that wants to put in a deli, because it was a butcher shop/deli in the past do they have to re-apply. The Commission discussed and because it has been over a1 year they would need to reapply. The Commission discussed parking. The ZEO reported the entire complex was granted a 20% reduction in 1993

The ZEO reported on 50 Rt. 39. Mr. Hugh Bilecki’s property. She explained she pulled the permit, and the building was approved as storage and a shop. The building was built in 1972 as a private garage. The Certificate of Occupancy states a garage + storage. The Permit does not say anything about outside storage. The ZEO reported she had issued a cease & desist order for a blue box truck on the property. Mr. Bilecki appealed the C&D because there was always equipment there it would be pre-existing. Stanley Gardner the previous owner of the property gave a sworn affidavit that there was equipment there before.

The ZEO reported Mr. Bilecki & Atty Cassagrande came into the office today to try and make an arrangement. Mr. Moran stated the only way to make an agreement would be to get rid of the blue box truck and plant some kind of screening that would grow in that wet area suggestions: Bald Cypress or corkscrew Willow.

The Commission discussed and if this property is part of the flood plain they may not be allowed to compromise. The Commission reviewed the regulations. The ZEO will call the state DEP and ask if equipment storage is permitted in the flood plain.

Mr. VanVlack reported he was taking an ride to Pine Island on Monday. They were going to walk the island and review the unapproved structures on it. The Commission discussed.

5. Adjournment.

Meeting adjourned at 8:40 p.m.

Respectfully Submitted

Lyn Sheaffer
Zoning Commission Secretary