

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

MINUTES

Special Meeting

October 19, 2010

New Fairfield Library Community Room

7:30 p.m.

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

1. Call to Order

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

2. Public Comment

None

Public Hearing

1. Special Permit 10-31 – 19 Rock Ridge Court, Owners are proposing to have Bed & Breakfast. Gary & Gwen Mead, owners, applicants.

The Zoning Enforcement Officer informed the Commission that the applicant had withdrawn the application. She read the letter of withdrawal into the record.

Business Items

1. Special Permit 10-31 – 19 Rock Ridge Court, Owners are proposing to have Bed & Breakfast. Gary & Gwen Mead, owners, applicants

Application Withdrawn.

The Commission moved to hear item # 4 of the agenda.

4. The Woods at Dunham Pond. Discussion on a change to the affordable housing units and criteria. Somers Development, owner.

Mr. Denis Stone and Steven Rogers, approached the Commission. Mr. Stone explained they had starting construction back up on the 4 unfinished units, and they had met with the building official.

Mr. Moran explained the previous applicant wanted additional units so they went with the Affordable Housing option.

The Commission discussed and decided the needed to speak with the Town Attorney. Mr. Moran was not sure the Zoning Commission had the ability to change the “affordable” criteria.

The ZEO clarified that the permit was valid until 2012. After that they would need to re-apply per state statute. The Commission felt it would only be a formality.

Mr. Letizia asked Mr. Stone to remember the plantings.

2. Outdoor Wood burning Furnaces - Discussion on adopting a regulation – review regulations adopted by other Towns in the State.

The ZEO distributed information that she had compiled on all towns in CT that ban outdoor wood furnaces. There are 169 towns in CT, 12 of them have banned OWF’s Mr. Moran felt the Commission should hold a Public Hearing and see how the public feels about the issue.

Public Hearing set for 12/2/10.

3. Petition to Change 132 Route 37 from an R-88, two-acre district to the adjacent NBD – Neighborhood Business District. Kevin Hart, owner, Peter Young, agent.

Public Hearing set for 12/2/10.

5. Correspondence/Communication

Mr. Moran reported he had a discussion with John Day, Chairperson of the ZBA. He felt the regulations were not clear on what the ZBA could and couldn’t vary. He would prefer they were not able to vary the storm water management numbers.

Mr. VanVlack felt the Commission should revisit the issue if a person reduces existing coverage but is still not approved. That would consider pre-existing non conforming issues. The Commission agreed to have a discussion and invite the Town Engineer.

Meeting adjourned at 9:00 p.m.

Respectfully Submitted

Lyn Sheaffer
Zoning Commission Secretary