

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

MINUTES

Special Meeting
March 15, 2010

Town Hall Conference Room
7:30 p.m.

PRESENT: Jon Moran Chairperson, Patrick Hearty, Joe Letizia, Kevin Van Vlack, , Maria Horowitz, Zoning Enforcement Officer (7:45 pm), Lyn Sheaffer Zoning Commission Secretary

Call to Order

Meeting called to order at 7:34 p.m. by Chair, John Moran

2. Public Comment

None

Public Hearing

1. Petition to Amend the Zoning Regulations – Section 3.2.1 – Special Permit Uses. Add a new subsection “M” Private Athletic Recreational Facilities. Atty. Raymond Lubus, petitioner, 52A Rt. 39 LLC/Steve Merullo, member, applicant.

Public Hearing postponed to 3/22/10

Business Items

1. Petition to Amend the Zoning Regulations – Section 3.2.1 – Special Permit Uses. Add a new subsection “M” Private Athletic Recreational Facilities. Atty. Raymond Lubus, petitioner, 52A Rt. 39 LLC/Steve Merullo, member, applicant.

Postponed

2. Special Permit 04-10- 34 Musket Ridge Road, Legalize accessory apartment. Wayne and Stephanie Van Trueren, Applicant.

Mr. Van Trueren approached the Commission. Mr. Van Trueren explained when he bought the house the addition existed. Mr. Moran questioned the property line.

Zoning Enforcement Officer Maria Horowitz entered the meeting at 7:45 p.m.

Ms. Horowitz explained the lot lines had been changed and the applicant meets the setbacks. She stated the application was in order. Public Hearing scheduled for 4/1/10.

3. Site Plan Application 05-10 – 7 Routes 39 – New Sign – Cell Phone Store. Tamar Bundy, Applicant.

Tamar Bundy approached the Commission. Mr. Bundy reviewed the proposed sign for Verizon Wireless. The Commission reviewed and stated the logo should be reduced. The sign would be lit 5:00 p.m. – 10:00 p.m. with the store closing at 8:00 p.m. Mr. Bundy will have the logo re-worked and submit to the ZEO for approval.

MOTION

Mr. Hearty motioned to approve Site Plan Application 05-10 with the reduction in size of the logo to meet regulations. Mr. Van Vlack seconded the motion. Vote taken:

John Moran	Yes
Joe Letizia	Yes
Patrick Hearty	Yes
Kevin Van Vlack	Yes

Motion carried unanimously.

4. Site Plan Application 06-10 – 11 Route 37 – Pharmacy in Unit B – Peter Young Applicant.

Mr. Peter Young approached the Commission. Mr. Young explained they were re-opening a pharmacy at 11 Rt. 37. The sign will be over the front door as existing. The ZEO reported receiving a letter from the Town Fire Marshall with no objections.

MOTION

Mr. Letizia motioned to approve Site Plan Application 06-10 as presented. Mr. Van Vlack seconded the motion. Vote taken:

John Moran	Yes
Joe Letizia	Yes
Patrick Hearty	Yes
Kevin Van Vlack	Yes

Motion carried unanimously.

5. Site Plan Application 07-10 – 28 Route 39 – Relocate Approved package store from Unit 9 to Units 5 & 6. Peter Young, Applicant.

Mr. Young reviewed the application. He explained the applicant needed more space so he wanted to move to a double unit. Same size sign over both doors. The Commission discussed.

MOTION

Mr. Van Vlack motioned to approve Site Plan Application 07-10 as presented with 2 signs over doors identical to existing signs. Mr. Letizia seconded the motion. Vote taken:

John Moran	Yes
Joe Letizia	Yes
Patrick Hearty	Yes
Kevin Van Vlack	Yes

Motion carried unanimously.

6. Discussion – Mark Purtle, 25 Bigelow Rd. Question on how many and what would be required in order to have guinea fowl.

The Commission discussed and felt this was not a Zoning issue.

7. Discussion – Dave Arnold, 17 Ball Pond Road – Questions on how many lawn sculptures can the Sculpture Barn (Boyajian) have (3 Milltown Road & Rt 39/Ball Pond Road) In addition, does his permit allow just David Boyajian to display his sculpture or can he have anyone he want to have their sculptures there?

The Commission discussed and stated there were no regulations that limit sculpture.

8. Executive Session – Pending Litigation

MOTION

Mr. Van Vlack motioned to go into Executive Session. Mr. Hearty seconded the motion. Vote taken:

John Moran	Yes
Joe Letizia	Yes
Patrick Hearty	Yes
Kevin Van Vlack	Yes

Motion carried unanimously.

Meeting back on record at 8:55 p.m.

9. Discussion on CTDEP Changes to Section 5.1 Floodplain Overlay District.

Commission to review.

10. Minutes

February 4, 2010

MOTION

Mr. Hearty motioned to approve the minute of February 4, 2010. Mr. Letizia seconded the motion. Vote taken:

Joe Letizia	Yes
Kevin Van Vlack	Yes
Patrick Hearty	Yes
John Moran	Not in attendance.

Minutes accepted.

Meeting adjourned at 9:15 p.m.

Respectfully Submitted

Lyn Sheaffer
Zoning Commission Secretary

