

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

MINUTES

Special Meeting

April 8, 2010

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

PRESENT: Jon Moran Chairperson, Patrick Hearty, Joe Letizia, Kevin Van Vlack, Fred Zering, 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

Mr. Steven Roe, Mill Pond Road approached the Commission. Mr. Roe submitted a proposal with additions to the regulations under Communications. Mr. Moran reviewed the procedure to change the regulations. The Commission discussed. Mr. Moran will review with the Town Attorney.

Public Hearing

1. Special Permit 04-10 – 34 Musket Ridge Rd. Legalize Accessory Apartment. Wayne & Stephanie Van Treuren, Applicant

Stephanie & Wayne VanTruren approached the Commission and reviewed their application.

Mr. Tony Freitas submitted a petition signed by 29 homeowners against the proposed application. Mr. Freitas also asked the Commission to verify all permits were issued for their conversion.

Ms. Suzanne Kerner approached the commission and stated she was not against the conversion.

Joel & Jean Green approached the Commission and asked why they were not notified by certified mail because their property abuts the VanTurens. They strongly opposed the conversion.

The Commission discussed continuing the public hearing

MOTION

Mr. Zering motioned to continue the public hearing. Mr. Letizia seconded the motion. Vote taken:

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

Public Hearing continued to next regular meeting.

Business Items

1. Special Permit 04-10 – 34 Musket Ridge Rd. Legalize Accessory Apartment. Wayne & Stephanie Van Treuren, Applicant

Continued until next regular meeting.

2. Violation of Special Permit – The Birches – Unit 106 LaBarbera, number of occupants.

Richard Stoppel, property manager, The Birches approached the Commission. Mr. Stoppel explained there were several violations in unit 106 at the Birches. There were more people than permitted living in that unit. He stated their attorney said it was a Zoning issue. Mr. Moran will discuss with Town Attorney and investigate what the Commission can do.

3. Site Plan 07-10 – 20 Southview – Storm Water Management Plan – Deck – Stephen Plante, owner.

Mr. Stephen Plante approached the Commission and reviewed his application. The Commission discussed the storm water management plan.

Mr. Moran read a letter from Tony Iadorola, Town Engineer into the record recommending the waiver

MOTION

Mr. Zering motioned to approve Special Permit 07-10. Mr. Letizia seconded the motion. Vote taken:

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

Motion carried unanimously.

4. Site Plan 08-10 – 28 RT 37 – Unit 24 – Hair Salon – Frank Nitti, applicant, Peter Young, agent.

Mr. Peter Young and Frank Nitti approached the Commission and reviewed the application. Mr. Young stated there would be a maximum of 5 chairs. The Commission reviewed the proposed 8' x 1' sign.

The Commission discussed parking; the ZEO will assign spaces based on regulations.

MOTION

Mr. Letizia motioned to approve Site Plan 08-10. Mr. VanVlack seconded the motion based on approval of parking from the ZEO. Vote taken:

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

Motion carried unanimously.

5. Special Permit Modification 09-10 – 5 & 25 Route 39 – Charter New Fairfield – Change to Sidewalk in parking lot due to septic repair. Charter New Fairfield, owner.

Mr. Brian Curtis, Nathan Jacob Assoc. approached the Commission. He reviewed the plans proposing to move the septic leech field due to a water issue. He explained the plan was approved by wetlands last September.

Mr. Curtis reviewed the grading and planting changes. Mr. Moran stated if he eliminates 2 trees they would need to replace them with equal size.

Mr. Moran asked to see a picture of the proposed guide rail.

MOTION

Mr. Zering motioned to approve Special Permit Modification 09-10 as presented with 2 removed trees replaced with 2 trees of equal size and caliper and detail provided on the guide rail. Mr. VanVlack seconded the motion. Vote taken:

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

Motion carried unanimously.

6. Special Permit 10-10 – 77 Pine Hill Rd. – Accessory Apartment – Heidi & Greg Romans, owner.

Mr. Greg Romans, 77 Pine Hill approached the Commission. Mr. Moran reviewed the procedure. Application was reviewed and Public Hearing set for the next regular meeting 5/6/10.

7. Minutes

Postponed until next regular meeting.

8. Correspondence/Communication

None

9. Adjournment.

Meeting adjourned at 9:10 p.m.

Respectfully Submitted

Lyn Sheaffer
Zoning Commission Secretary