

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

MINUTES

**Special Meeting**

July 19, 2010

New Fairfield Library Conference Room  
7:35 p.m.

PRESENT: Jon Moran Chairperson, Joe Letizia, Kevin Van Vlack, Fred Zering, John Parile, Alternate, Maria Horowitz, Zoning Enforcement Officer

**1. Call to Order**

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

Mr. Moran elevated alternate John Parile to full voting status.

**2. Public Comment**

None

**Public Hearing**

**1. Special Permit 10-24 – Town of New Fairfield – 24 Gillotti Rd. – Meeting House Hill School-Additions & Renovations. Town of New Fairfield, applicant.**

John Whitcomb and Mr. Scott Pellman, Project Managers, B.L. Companies, Phil Ross, New Fairfield Board of Education approached the Commission

Mr. Moran asked Maria Horowitz, Zoning Enforcement if she had reviewed the application. The ZEO reported she had received letters from the Fire Marshall and Health Dept.

Mr. Moran asked about the parking. The ZEO reported it was a wash, no additional parking needed.

Mr. Moran asked for an overview.

Mr. Whitcomb reviewed the application. He explained the butler wing (back of the building) built in 1971 as a temporary building. The applicant was proposing to take down butler wing and replacing with another larger wing adding approx. 2000 square feet. The building is slightly larger than the existing footprint. Mr. Whitcomb reviewed the site plan. The existing building is getting renovated with new windows, roof, doors; the building will be brought up to the energy code fire alarm systems, electrical and

plumbing systems. The infrastructure of the building will be renovated. He explained the building has good bones but the rest is shot.

The Commission reviewed the renderings. Mr. Moran asked about the trees, Mr. Whitcomb explained the plan.

Mr. Whitcomb reviewed the site plan. He explained they separated the bus traffic from the parking and drop off area. He explained the busses will park in a stagger. The busses leave without backing up and leave the same way. 119 existing spaces throughout the entire site proposed 142. The Commission discussed. The parent drop off will turn left, bus traffic will go straight. The Commission discussed the parent traffic turning left in front of the busses.

Mr. VanVlack asked about one way signage to let parents know not to go out the way they came in. Mr. Whitcomb reviewed signage.

Mr. Whitcomb explained if there is a special event during the day can park 60 additional cars in the bus storage area.

Mr. Zering asked about Saturday and after hour's gym usage. Mr. Whitcomb suggested a sign saying during non bus hours use this lot for parking and include a picture how to park.

Mr. Parile asked if the diagonal parking in the front requires traffic have to stop to back out of the spot. Yes, standard diagonal parking.

Fire Zone, where do the fire engines go? Fire trucks can drive thru the bus area even with the busses there.

Need to provide 2 fire service tank (2) 20,000 gallon tanks are buried one for sprinklers, one for Fire dept. There is a fire pump located in an 18x20 separate structure. One tank is next to the fire pump, the other tank is located in the island area near the front entrance so the fire truck when it pulls up it can draw and fill from the roadway.

Mr. Letizia asked if the fire trucks were able to reach the back of the building. The tank at the entrance allows the truck to fill and move around the site or draw from there. Both tanks are connected.

Mr. Whitcomb reviewed the landscaping plan. He explained they were trying to save as many large trees as possible to provide shade on the playground. He explained no irrigation was needed because plants chosen

Mr. Moran asked them to diversify the trees, he felt all sugar maples could get blight and get wiped out. He also explained they were susceptible to salt, not salt tolerant. He questioned the butterfly bushes because they attract bees. You are showing 170 junipers, the deer will love them and eat them. He asked them to look for more deer resistant shouldn't be more than 10% of one variety because of insects and blights. Mr. Moran would like to see the final plans.

Mr. Whitcomb reviewed the storm water management plan. Reduced flow rates, underground retentions in 3 sites.

MHHS has a violation on their sewage treatment. 3 phase approach. Leaching field will be mowed and add playing area for the kids.

Mr. Moran asked for a revised landscaping plan showing the changes.

Mr. Letizia asked what the time frame is. Mr. Whitcomb reported they would like to start demolition in the next week, shortly after they would go out to bid for the majority of the work.

MOTION

Mr. VanVlack motioned to close the Public hearing. Mr. Letizia seconded the motion. Vote taken:

Joe Letizia	Yes
Kevin VanVlack	Yes
Fred Zering	Yes
John Parile	Yes
John Moran	Yes

Public Hearing Closed.

**Business Items**

**1. Special Permit 10-24 – Town of New Fairfield – 24 Gillotti Rd. – Meeting House Hill School-Additions & Renovations. Town of New Fairfield, applicant.**

Mr. Letizia asked what the time frame of the project was. Mr. Whitcomb stated approx 2 years they expect to be finished fall of 2010

MOTION

Mr. Van Vlack motioned to approve Special Permit 10-24 with the stipulation that drawing LL1, the plantings be revised with the discussed concerns around some of the tree selections for the town of New Fairfield Meeting House Hill School project. Mr. Parile seconded the motion. Vote taken:

Joe Letizia	Yes
Kevin VanVlack	Yes
Fred Zering	Yes
John Parile	Yes
John Moran	Yes

Motion carried unanimously

**2. Correspondence: Letter from James & Lynn Mead, 80 Lake Drive South. The Meads are asking the Commission for advice on how they should proceed with their project.**

The ZEO explained the Meads received a variance for an attached garage and want to add office space above. Had to remodel the home structure due to deterioration of the support beams and foundation. Now the garage floor is cracked and deteriorating and in need of replacement. Variance was obtained and they were scheduled to move forward this spring 2010, then discovered the storm water management plan had changed.

ZEO reported they got a variance for the setbacks on the garage, now because of the storm water management plan they are not able to do the project. Mr. VanVlack stated we have to be careful about the precedence set.

Mr. Moran felt the regulations cannot be varied, and the entire point of the regulation was to stop the runoff into the lake. Mr. Moran felt if they would be ok if they didn't make the garage bigger, stay with the same foot print.

Mr. Moran suggested to save the town money, instead of using the Town Engineer to review every plan, have the plan certified by an engineer, and certified again when completed. The Commission discussed and agreed.

#### MOTION

Mr. VanVlack motioned to approve the alternate process to allow the Engineer to sign off on the plan, and when completed as the accountable party. Mr. Letizia seconded the motion. Vote taken:

Joe Letizia	Yes
Kevin VanVlack	Yes
Fred Zering	Yes
John Parile	Yes
John Moran	Yes

Motion carried unanimously.

The ZEO reported she had another letter stating Somers Development Inc a Subsidiary of Union Savings Bank has taken ownership of The Woods at Dunham Pond thru foreclosure proceedings. The project was approved thru Special Permit 02-15 on October 1, 2002. The special permit was originally granted for 5 years and additional 5 years could be granted. The Development Company asked for an extension of 5 years to 2012 and to authorize Steven Rogers to act as agent.

Mr. Letizia wanted to know when they were going to move forward on the project. There was planting that was never done, etc. He expressed concern that they wouldn't start right away. Mr. Moran stated they only have 2 years left, and it cannot be extended again.

The Commission agreed to the Commission but asked for them to come in and give them an update and a schedule on completion at the August meeting.

### **3. Review the proposed changes to Storm Water Management Plan and set Public Hearing Date.**

The Commission set the Public Hearing for the September regular meeting on the 16<sup>th</sup>.

### **4. Adjournment.**

Meeting adjourned at 10:35 p.m.

Respectfully Submitted

Lyn Sheaffer  
Zoning Commission Secretary