

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

MINUTES  
**Regular Meeting**  
March 3, 2009

New Fairfield Town Hall Conference Room  
7:30 p.m.

PRESENT: Faline Schniederman Fox, Chairperson, Joe Letizia, Fred Zering, Kevin Van Vlack, Alternate, Lyn Sheaffer, Secretary

**1. Call to Order**

Meeting called to order at 7:37 p.m. by Faline Schniederman Fox

Ms. Fox elevated Alternate Kevin Van Vlack to full voting status.

**2. Public Comment**

None

**Business Item**

**1. Special Permit 03-09 – Conversion of Single Family to Two Family Dwelling – 9 Pheasant Dr. Doug Theilen, owner/applicant**

Mr. Doug Theilen approached the Commission. Ms. Fox explained that the Commission would accept the application tonight and a Public Hearing would be scheduled. Mr. Van Vlack read a letter from Mr. Theilen into the record requesting the commission waive the application fee. Ms. Fox explained it has been the commission's practice that every house with the same issue had to pay the fee. Mr. Theilen also asked if the Public Hearing could be waived, Ms. Fox stated no, the Commission could not vary the regulations.

Mr. Zering arrived at 7:43 p.m.

Public Hearing scheduled for the next regular meeting April 7, 2009.

**2. Site Plan Application 01-09 – Superior Cleaners & Taylors, Inc. – Relocation of Business from Heritage Plaza to Fieldstone Plaza, 88 Route 37. Frank Maglicocco, owner/applicant.**

Mr. Frank Maglicocco approached the Commission. He explained he wants to move his business to Fieldstone Plaza.

Ms. Fox read a letter from the New Fairfield FD, Mike Crawford into the record with no objections. There was no signature on Mr. Crawford's letter. Ms. Fox also read a letter from the New Fairfield Health Dept., Richard Jackson, RS. Into the record with no objections.

The Commission reviewed Mr. Maglicocco's application. The proposed sign is 40.5 sq. ft. Ms. Fox stated the Zoning Enforcement Officer would need to calculate the square footage of the entire building to make sure the proposed sign met the regulations.

Mr. Maglicocco also stated he had not received a letter of approval from the condo association of the property yet.

Mr. Letizia asked if it would be strictly drop off. Mr. Maglicocco explained they would also like to rent tuxedos, so they would have fitting rooms, and there would be a small display of drapes because they have an employee that will go out to homes to sell drapes.

Ms. Fox asked if there would be any window signs? Mr. Maglicocco stated he would like to have window signs. Ms. Fox explained he would need to get permits for all window signs.

#### MOTION

Mr. Zering motioned to approve site Plan Application 01-09 with the following contingencies:

1. Signage included meets regulations of the New Fairfield Zoning Commission, approval from ZEO needed.
2. Signature of Mike Crawford on letter from New Fairfield Fire Dept.

Mr. Letizia seconded the motion. Vote taken:

Joe Letizia	Yes
Kevin VanVlack	Yes
Fred Zering	Yes
Faline Schniederma-Fox	Yes

Motion carried unanimously.

### **3. Site Plan Application 02-09 – Dance Studio (Sas School of Dance) – 9 Brush Hill Rd. – Dan Sas, applicant.**

Application tabled to next regular meeting, April 7, 2009.

### **4. Modification to Special Permit 04-09 – Commuter Parking – 302 Ball Pond Rd., Company A Fire House, Town of New Fairfield, owner/applicant.**

No applicant present, tabled to April 7, 2009 meeting.

### **3. Discussion on proposed regulations**

Ms. Fox reported she along with Mr. VanVlack and Atty McTaggart had worked extensively on the regulations, and made some revisions. The Commission reviewed the revisions.

The Commission discussed the changes to Impervious Surfaces. Ms. Fox reported Mr. McGowan reported that 25% run off is where the water course begins to show damage. The commission discussed why a higher percentage was allowed in the MFDE.

Mr. Zering questioned if 25% is too low. Ms. Fox explained you could have more impervious service, but then you would have to mitigate the runoff. The commission discussed

Mr. John Hodge questioned the ratio at the MFDE and affordable housing. He felt a more restrictive number would make a builder less likely to build affordable housing. Ms. Fox explained the builder could go up to 50% but must mitigate runoff down to 25%.

Mr. Hodge volunteered the town Engineer to find out what the impervious surface is on the Dunham MFDE parcel in town. Will discuss next meeting.

**4. Modification to Special Permit 04-09 – Commuter Parking – 302 Ball Pond Rd., Company A Fire House, Town of New Fairfield, owner/applicant.**

Mr. John Hodge, First Selectman, representing the applicants approached the Commission.

BALL POND FIRE DEPT.

Mr. Hodge explained at the Ball Pond Fire Dept. the 3 fireman spots were re-located within town property.

COMPANY A FIRE DEPT

Mr. Hodge explained they would like to move the proposed commuter parking at the upper lot at Memorial field to the Company A Fire Dept. There are 40 spots proposed, looking to use 30 to start. He explained he hopes to have money from Stimulus package to pave & restripe lot.

The Commission discussed. Mr. Letizia asked about hall rentals. Mr. Hodge stated this would just be for M-F during the day.

Ms. Fox asked if there was a sign proposed to designate the commuter area. Mr. Hodge said they could do that.

Mr. VanVlack requested the Fire dept. parking spaces be marked.

Mr. Steve Merullo, NF Permanent Building Committee arrived at 8:45 p.m.

Mr. VanVlack asked how they would police overnight parking of cars. Mr. Hodge stated they need to adopt a town ordinance to be able to ticket cars parked overnight.

Ms. Fox stated there were no islands indicated. Mr. Hodge hoped the islands at the end would be sufficient. Mr. Merullo did not want the islands because of the fire trucks in and out.

Ms. Fox explained the Commission could not vary their own regulations.

Mr. Merullo removed 3 spacds and added a landscaped island at the end of the parking row, signed and dated for submission to comply with section 2.9.1A

Mr. Bud Coral, Asst. Chief Company A approached the Commission and stated any island would be unacceptable because of the arial truck. He felt the 6 parallel existing spaces were fine. He explained he was going to bring the plan back to Company A for a vote. If they did not approve they would have to come back. He felt they would not want any vertical parking.

Ms. Fox explained less than 10 spaces did not need an island. The commission reviewed the site plan, and there were only changes to the parking on the north side of the building. 7 were approved so there was no change. She asked for a clean site plan to go into the file, showing the 6 parallel spaces.

Mr. Hodge explained the upper lot at Memorial field had been abandoned.

MOTION

Mr. Letizia motioned to approve Site Plan 08-16-Ball Pond Fire Dept, with 3 additional parking spaces for emergency personnel as presented. And to approve site Plan 04-09, Company A fire Dept. adding 4 parallel parking spaces as presented, including 5 signs for emergency Personnel only as indicated on site plan. Mr. VanVlack seconded the motion. Vote taken:

Joe Letizia	Yes
Kevin VanVlack	Yes
Fred Zering	Yes
Faline Schniederma-Fox	Yes

Motion carried unanimously.

**4. Correspondence & Communications**

None

**5. Minutes**

Tabled until next meeting.

Meeting adjourned at 9:27 p.m.

Respectfully Submitted

Lyn Sheaffer, Zoning Commission Secretary.