

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

MINUTES

**Regular Meeting**  
Tuesday, October 6, 2009

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

PRESENT: John Moran, Vice Chairman, Joe Letizia, Fred Zering, Patrick Hearty, Kevin Van Vlack, Alternate, Maria Horowitz, Zoning Enforcement Officer, Lyn Sheaffer, Zoning Commission Secretary

**Call to Order**

Meeting called to order at 7:40 p.m. by Vice Chairman John Moran.

Mr. Moran elevated Alternate Kevin Van Vlack to full voting status.

**2. Public Comment**

**Business Items**

1. Special Permit Application 13-09, 73 Lake Dr. South, Conversion to Two Family Dwelling. Iraj Rahmati, owner, Edward Janus, applicant.

**MOTION**

Mr. Letizia motioned to approve Special Permit Application 13-09. Mr. VanVlack seconded the motion. The ZEO reported everything was in order on this application. Vote taken:

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

Motion carried.

2. Site Plan Application 18-09 – 54 Gillotti Rd. (Community Park) – Establishment of a Dog Park – Joe & Sue Garufi, NFD OG.

Application postponed until next month.

3. Site Plan Application 20-09 – 100 Route 37 – Changing of Sign – Primtime Fitness. Mike Ford, owner/applicant.

Moved to end of agenda.

4. Site Plan Application 21-09 82 RT 37 – Spin Studio and Personal Training – Candlewood Cycle & Spin – Jill Perry, owner/applicant.

Jill Perry, 50 Bigelow, New Fairfield approached the Commission. Ms. Perry reviewed her application for an exercise studio with stationary bikes.

The Zoning Enforcement Officer reported there are 31 spaces in the lot and 29 are required. The Commission reviewed parking. Ms. Horowitz also stated she had not received a letter from the New Fairfield Health Dept. or Fire Marshall.

The Commission reviewed signage. The proposed sign is the same size as the *Carpets 2 You* sign with a directory sign underneath.

MOTION

Mr. Zering made a motion to grant a conditional approval for Site Plan Application 21-09. With the conditions approval letters are received from the New Fairfield Health Dept and Fire Dept, and signage as presented. Mr. Hearty seconded the motion. Vote taken:

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

Motion carried unanimously.

5. Special Permit Application 22-09 – Multi-purpose Recreational Building and Outside Field and Sports Complex. 52A RT 39 LLC, Applicant, Steve Merullo, agent/member

Mr. Merullo approached the commission and distributed packages to the Commission members. Public Hearing set for 11/3/09.

6. Site Plan Application 19-09 – 100 Route 37 – Changing of Sign – New Fairfield Physical Medicine & Rehabilitation – Paul Ciatto, applicant

Patrick Toth representing the Applicant approached the Commission. The Commission determined it was a new sign application.

The Commission discussed who signed the original application. ZEO to investigate. Application postponed to the November meeting.

The ZEO reported she had received an application this afternoon. Mr. Moran felt it could be motioned onto the agenda; however the Commission may not hear it.

MOTION

Mr. Letizia motioned an application for retail operation at 11 Saw Mill road, Mr. & Mrs. McNeil applicants. Mr. Hearty seconded the motion. Vote taken:

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

Motion carried unanimously.

The Commission decided to put the application on the agenda for 11/3/09.

7. Communication / Correspondence

The Commission discussed a state surcharge for each application from \$30-\$60.

7. Minutes

Tabled to next meeting.

8. Adjournment

Meeting adjourned at 8:23 p.m.

Respectfully Submitted

Lyn Sheaffer, Zoning Commission Secretary