

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

MINUTES

Special Meeting
Tuesday, December 15, 2009

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

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

1. Call to Order

Meeting called to order at 7:34 p.m. by Vice Chairman John Moran.

2. Public Comment

The Zoning Enforcement Officer read a letter into the record from Caperton Company, Hugh Balecky objecting to a development on 52A Rt. 39.

Business Items

1. Continued Site Plan Application 19-09 – 54 Gillotti Rd. (Community Park) – Establishment of a Dog Park – Joe & Sue Garufi, NFDOG.

Joe & Sue Garufi and John Hodge, First Selectman approached the Commission. Mr. Garufi explained they are seeking an alternate location on Haviland Hollow Road and asked to revise their application.

The ZEO read a letter from Tim Simpkins, EEO, stating NF Inland Wetlands Chair, Tom Quigley had given an administrative approval of the application. The fence configuration was to be revised per Tom Quigley review.

Mr. Hodge reviewed the application.

Mr. Van Vlack expressed concern that the property would look like a big fenced in lot. Mr. Moran asked the Commission if they felt this was a new application. He asked the Commission to take a look at the property. The Commission questioned the deed restrictions and asked to see the Town lease from the YMCA.

The ZEO reported the parking was adequate.

Mr. Garufi stated there would be no lighting, park only open dawn to dark.

Mr. VanVlack expressed concern about the lot becoming a “hang out” area. Mr. Hodge assured the Commission he would increase the Police patrol if there was a problem.

Public Comment

Mr. Steven Rell, Mill Pond Road, representing Locust Glen Sub-division read a letter into the record objecting to the location of the dog park. Mr. Rell stated several safety issues, and questioned the deed restrictions. He submitted a copy of the restrictions to the Commission. Mr. Hearty will scan and distribute to the Commission.

Mr. Brad Thomas approached the Commission and stated he was in favor of a dog park but not in this location,. He felt it would destroy the peaceful wildlife setting.

Mr. Garufi submitted to the Commission a list of frequently asked questions with answers.

Mr. Moran felt a new application should be submitted.

Public Hearing set for Thursday, January 7, 2009.

2. Site Plan Application 24-09 – Route 37 at Ball Pond Brook, next to 33 Route 37. Pedestrian Bridge and Walkway as part of the larger Streetscape Project. Town of New Fairfield, agent, applicant.

Mr. Keith Beaver, Dadona Associates approached the commission. Mr. Beaver reviewed his proposal for dressing up the bridge abutments. Mr. Beaver presented pictures of Virginia Creeper. Approved by Commission.

3. Site Plan Application – 26-09 – 4 Mountain Rd. Candlewood Hills -Storm Water Management Plan for 14’ x 32’ Kitchen and Mud Room addition. Dennis & Christine Daddarria, owner, Murray Contracting, LLC, agent.

Mr. Kevin Murray representing the applicant approached the Commission. Mr. Murray reviewed his application. He reported the Impervious surface is 14, when done it would be 15.9

The Commission discussed the Storm Water Mgmt regulation 6.7. Mr. Moran asked that he show how water is managed. He also felt this should be reviewed by the Town Engineer.

Application Continued.

4. Election of Chairman and Vice Chairman

Mr. Letizia motioned to elect John Moran as Chairman and Kevin Van Vlack as Vice Chairman. Mr. Hearty seconded the motion. Vote taken:

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

Motion carried unanimously.

5. Executive Session

Meeting called into Executive session by John Moran at 8:35 p.m. Meeting resumed at 9:00 p.m.

6. Discussion of Zoning Regulations – Clarification, Revisions and Corrections

The ZEO asked for clarification on building a shed. She explained it now required an A-2 survey which could cost the home owner \$1,500.00. Mr. Moran felt some kind of survey map to show property lines and where shed is placed is needed. The Commission discussed. The Commission decided to allow sheds without an A-2 survey, they can be drawn onto plans. However, if they have an application for an addition the shed will count as impervious surface.

Page 28: change verbiage in paragraph D to read “un-related”

7. Minutes

Mr. Letizia motioned to accept the minute of 11/3/09. Mr. Hearty seconded the motion. Vote taken:

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

Motion carried unanimously.

8. Correspondence/Communication

None

9. Adjournment.

Meeting adjourned at 9:25.

Respectfully Submitted

Lyn Sheaffer, Zoning Commission Secretary