

ZONING COMMISSION TOWN OF NEW FAIRFIELD
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NEW FAIRFIELD ZONING COMMISSION

NEW FAIRFIELD PLANNING COMMISSION

NEW FAIRFIELD INLAND WETLANDS/CONSERVATION COMMISSION

NEW FAIRFIELD ZONING BOARD OF APPEALS

MINUTES
Special Meeting
Workshop

April 28, 2009

New Fairfield Senior Center
7:30 p.m.

PRESENT

ZONING: Faline Schniederma Fox, Chairperson, John Moran, Vice Chairperson, Fred Zering, Joe Letizia, Kevin Van Vlack, Alternate, Maria Horowitz, Zoning Enforcement Officer.

ZONING BOARD OF APPEALS

Michelle Rice, Bob Jano, John Day Chairperson.

INLAND WETLANDS/CONSERVATION

Pat Delmonaco, Chairperson

PLANNING

No one present

Call to Order

Meeting called to order at 7:38 p.m. by Chair, Faline Schniederma Fox

1. Joint Board and Commission Meeting to Discuss Proposed Zoning Regulations Draft Version March 30, 2009.

Ms. Fox reviewed the history of revising the regulations. She explained the Planning Commission reported they did not have enough advance notice for the meeting and felt the Zoning Commission should schedule another meeting with them.

Ms. Fox read comments from John Apple, ZBA into the record. Mr. Day stated that the ZBA did not convene for a "Commission" comment all comments are individual.

The Commissions discussed who set the fees for ZBA. Mr. Day reported the Board of Selectmen set the last fee. ZEO to look into who sets the fees and make sure the regulations match what is charged.

Mr. Jano discussed building heights. He requested there be no average, making it 35 feet on any side. The commissions discussed and Ms. Fox stated the Zoning Commission would take that under advisement.

Mr. Day expressed concern over the height requirements especially for the lake front homes.

Mr. Day discussed regulation 8.7.2 C – General Application. As presently proposed each property owner must be notified before hearing. He feels the ZBA does not have the resources to accomplish that regulation, and it opens up a door to a technical appeal. Ms. Fox stated it's the applicant's responsibility to notify. Mr. Day felt it was ZBA's responsibility to verify each has been notified. The ZEO questioned if it is required by state statute. Ms. Fox will ask town attorney.

Mr. Day stated under section 8.7.2E municipalities within 500 feet should be notified, Ms. Fox will revise/

Ms. Delmonaco questioned how the 2 commission would work together. She questioned jurisdictions. Ms. Fox explained Zoning cannot act on an application until there is an Inland/Wetlands approval, and then all IW stipulations are included in the Zoning approval.

Ms. Delmonaco left at 8:25 p.m.

2. Zoning Commission – Executive session – Pending Litigations.

Zoning Commission and Mr. Day went into Executive Session at 8:40 p.m.

3. Zoning Commission – Discussion on Revising Existing Regulations regarding Expansion on Nonconforming Lots.

The Commission discussed and Ms. Fox asked the ZEO to move forward to revise section 7.1.1 non-conforming lots.

Meeting adjourned at 9:08 p.m.

Respectfully Submitted

Lyn Sheaffer
Zoning Commission Secretary