

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

MINUTES

Regular Meeting

April 7, 2009

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

PRESENT: Faline Schniederman Fox, Chairperson, Fred Zering, Joe Letizia, Patrick Hearty, Kevin Van Vlack, Alternate, Maria Horowitz, Zoning Enforcement Officer.

Call to Order

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

Ms. Fox elevated Alternate Kevin VanVlack to full voting status.

2. Public Comment

None

Public Hearing

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

Doug Theilen approached the Commission. The ZEO read the legal notice for the public hearing into the record, published in the Citizen News 3/25/09 and 4/1/09.

The ZEO read the building permit for the original dwelling July 14, 1978 into the record.

Ms. Fox reviewed the regulations for a two family dwelling from section 2.18.

The ZEO reported there is adequate parking for both dwellings. She stated there is a 3 car garage plus 2 outside spots.

The Commission reviewed the plot plan.

Ms. Fox opened the Hearing for public comment. There was none.

MOTION

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

Joe Letizia	Yes
Kevin Van Vlack	Yes
Patrick Hearty	Yes
Fred Zering	Yes
Faline Schniederman Fox	Yes

Motion carried unanimously.

Business Items

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

MOTION

Mr. Zering motioned to approve Special Permit 03-09. Mr. Hearty seconded the motion. Vote taken:

Joe Letizia	Yes
Kevin Van Vlack	Yes
Patrick Hearty	Yes
Fred Zering	Yes
Faline Schniederma Fox	Yes

Motion carried unanimously.

MOTION

Mr. Letizia motioned to move item 4 up to the next business item. Mr. VanVlack seconded the motion. Vote taken:

Joe Letizia	Yes
Kevin Van Vlack	Yes
Patrick Hearty	Yes
Fred Zering	Yes
Faline Schniederma Fox	Yes

Motion carried unanimously.

2. Special Permit Application 07-09 – Conversion of Single Family Dwelling to Two Family Dwelling – 37 Route 39. Marlana Semeza & Patti Knapp, owner/applicant.

The ZEO stated the application was complete. Ms. Semeza approached the Commission. Public Hearing set for May 5, 2009.

3. Site Plan Application 05-09 – Dance Studio (Sas School of Dance) – 3 Route 39 – Dan Sas, applicant.

Maria & Dan Sas approached the commission. Mr. Sas reviewed the application. He stated they would follow a school schedule with most classes in the afternoon. Classes for students ages 5-8; 8-17 and adults. 2 employees.

The ZEO reviewed the parking requirements. They are required to have 5 spaces but with a 20% reduction 4 spaces are required.

Ms. Fox read a letter from the NF Fire Marshall Michael Crawford dated April 2, 2009 with no objections. Ms. Fox also read a letter into the record from the NF Health Dept, Richard Jackson with no objections.

Mr. Letizia asked about signage. Ms. Sas explained they wanted to put a sign at the entrance and over the entrance door. Ms. Fox explained they would need a sign permit.

The ZEO asked if both the signs are the same size do they have to come before the Commission. Ms. Fox stated if they are the same we can make a provisional approval.

MOTION

Mr. Zering motioned to approve Site Plan Application 05-09 with the condition the sign on the marquee and over the entrance is the same size and meets the regulations. Mr. Hearty seconded the motion. Vote taken:

Joe Letizia	Yes
Kevin Van Vlack	Yes
Patrick Hearty	Yes
Fred Zering	Yes
Faline Schniederma Fox	Yes

Motion carried unanimously.

4. Site Plan Application 06-09 – Pictorial Sign depicting the purpose of treatment system being installed. 25 Route 39 - Sydney Neer, Hank Pressing, URS applicant/agent

Hank Pressing approached the Commission. Mr. Pressing distributed additional information to the Commission.

Mr. Pressing reviewed the application. This is a permanent sign to the standards of the National Park Service. The sign is 18:” x 24”. Mr. Pressing reviewed the location of the sign.

Mr. Pressing stated the sign was collaboration between Mr. Neer of URS and the New Fairfield Land Trust. The sign shows the history of the site, the contamination, the geology of the site, and the lower right will show the treatment plant. The sign should show the issue, the problem, and the resolution of the problem.

Mr. Pressing explained the sign was a requirement of the existing Inland Wetlands permit.

Ms. Fox asked if she could make some suggestions to edit the text. She explained the more text you have people won’t read, and the text should be made simple. Mr. Letizia suggested they add how long the process is going to take. Ms. Fox felt it should be more user-friendly.

MOTION

Mr. Zering motioned to approve Site Plan Application 06-09 as presented. Mr. Hearty seconded the motion. Vote taken:

Joe Letizia	Yes
Kevin Van Vlack	Yes
Patrick Hearty	Yes
Fred Zering	Yes
Faline Schniederma Fox	Yes

Motion carried unanimously.

5. Discussion on Proposed Regulations

Ms. Fox explained she and Mr. Van Vlack spent 6 hours reviewing the proposed regulations. Ms. Fox then spent 8 hours editing and making corrections.

The Commission reviewed.

The ZEO stated the Town Engineer is calculating the pervious / impervious surface at Dunham Pond & The Birches.

Ms. Fox explained the impervious surface section. The Commission reviewed and discussed the calculations.

The Commission continued to review the revisions.

The ZEO will research the fees in other towns and report back to the Commission

6. Correspondence/Communication

None

7. Minutes

March 3, 2009

MOTION

Mr. Van Vlack motioned to approve the minute of March 3, 2009. Mr. Letizia seconded the motion. Vote taken:

Joe Letizia	Yes
Kevin Van Vlack	Yes
Patrick Hearty	Abstain
Fred Zering	Abstain
Faline Schniederma Fox	Yes

Minutes accepted.

Meeting adjourned at 9:15 p.m.

Respectfully Submitted

Lyn Sheaffer
Zoning Commission Secretary