

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

MINUTES

Regular Meeting
May 5, 2009

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

PRESENT: Faline Schniederman Fox, Chairperson, John Moran, Vice chairperson, 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 Van Vlack to full voting status.

2. Public Comment

None

Public Hearing

1. 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 read a letter from the New Fairfield Health Dept. into the record with no objections. She also read a letter from the NF Fire Marshal stating he had no jurisdiction in this matter into the record.

The Commission reviewed the regulations. The ZEO reported the applicant meets all regulations.

Public Comment

None

Motion

Mr. Moran motioned to close the Public Hearing. Mr. Letizia seconded the motion. Vote taken:

Joe Letizia	Yes
Kevin Van Vlack	Yes
Patrick Hearty	Yes
John Moran	Yes
Faline Schniederman Fox	Yes

Motion carried unanimously.

Ms. Fox voted yes because the applicant meets all regulations.

Business Items

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

MOTION

Mr. Moran motioned to approve Special Permit Application 07-09. Mr. Hearty seconded the motion. Vote taken:

Joe Letizia	Yes
Kevin Van Vlack	Yes
Patrick Hearty	Yes
John Moran	Yes
Faline Schniederma Fox	Yes

Motion carried unanimously.

2. Modification to Special Permit – 08-09 – Interior Renovation – Converting a janitor’s closet into a private office. Union Savings Bank, owner, Jennifer Miller, applicant.

Jennifer Miller, Rocky Hill, CT approached the Commission. Ms. Miller reviewed the proposed application. The Commission discussed if they had to come before the Zoning Commission to revise a closet. The ZEO felt yes because of the possibility of a change in parking, however there is no change.

MOTION

Mr. Moran motioned to approve Modification to special permit 08-09. Mr. Letizia seconded the motion. . Vote taken:

Joe Letizia	Yes
Kevin Van Vlack	Yes
Patrick Hearty	Yes
John Moran	Yes
Faline Schniederma Fox	Yes

Motion carried unanimously.

3. Discussion on Proposed Regulations

Mr. Moran express frustration over the lengthy process the Commission has been through. Ms. Fox reported the Planning Commission asked for one more meeting this month, and then we can wrap it up and finish in June. Ms. Fox to call Atty. Keating re: litigation for notifying.

ZEO to put out dates for a requested meeting. The ZEO stated the Commission needs to schedule a Public Hearing for June for revision of current regulation 2.4.3. Mr. Hearty expressed concern about people in town having ample notice.

MOTION

Mr. Hearty motion to schedule a Public Hearing for June 2, 2009 for the adoption of 2.4.3-E - non conforming buildings & structures. . Vote taken:

Joe Letizia	Yes
Kevin Van Vlack	Yes
Patrick Hearty	Yes
John Moran	Yes
Faline Schniederma Fox	Yes

Motion carried unanimously.

4. Correspondence/Communication

The ZEO reported she was in court on the Givens vertical expansion. There will be 2 more sessions.

The ZEO reported on ongoing issues.

5. Minutes

December 2, 2008

Mr. Letizia motion to accept the minutes as presented. Mr. Van Vlack seconded the motion Vote taken:

Joe Letizia	Yes
Kevin Van Vlack	Yes
Faline Schniederma Fox	Yes

Motion carried unanimously.

April 7, 2009

Mr. Van Vlack motion to accept the minutes as presented. Mr. Hearty seconded the motion Vote taken:

Joe Letizia	Yes
Kevin Van Vlack	Yes
Patrick Hearty	Yes
John Moran	Yes
Faline Schniederma Fox	Yes

Motion carried unanimously.

Meeting adjourned at 8:10 p.m.

Respectfully Submitted

Lyn Sheaffer
Zoning Commission Secretary