

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

**MINUTES
Regular Meeting
July 1, 2008**

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

PRESENT: Faline Schniederma Fox, Chairperson, Joe Letizia, Kevin Van Vlack, Maria Horowitz, Zoning Enforcement Officer, Lyn Sheaffer, Secretary.

1. Call to Order

Meeting called to order at 7:33 p.m. Faline Schniederma Fox, Chairperson

Ms. Fox elevated Alternate Kevin VanVlack.

2. Public Comment

Mr. Steve Hanrahan, 1 Colonial Drive approached the Commission. Mr. Hanrahan encouraged the Commission to now allow internally illuminated signs in the revised regulations. He also suggested if a sign is hanged with the same use it would have to comply with the new regulations. The Commission discussed.

Business Items

1. Site Plan Application 08-12 – 5 Brush Hill Rd. – Proposed Wall Plaque. Section 2.7.6A Wall Sign. New Fairfield Cemetery Association, owner.

Linda Decker, President and Robert Fossity, Vice President NF Cemetery Assoc. approached the Commission.

The Commission discussed where in the regulations the proposed cemetery sign would fall. Ms. Fox felt it would be 2.7.3.B1 Exempt sign/graphics. The Commission discussed.

Mr. Letizia stated if the provider stopped doing the cemetery grounds maintenance the sign would have to come down.

MOTION

Mr. VanVlack motioned to approve Site Plan Application 08-12 for the New Fairfield Cemetery Assoc. to install a recognition cast bronze plaque. Mr. Letizia seconded the motion. Vote taken:

Joe Letizia	Yes
Kevin VanVlack	Yes
Fred Zering	Yes
Faline Schneiderman Fox	Yes

Motion carried unanimously.

2. Modification to Special Permit 08-13 – 54 Gillotti Rd., NF High School/Middle School. Limited Use Credit Union. NF Board of Education, applicant.

Mr. Phil Ross, School Building & Grounds Director, Marian Coelho, Principal NFHS, and Antonio Ruotolo, Branch Services VP, Mutual Security Credit Union approached the Commission.

Mr. Ross explained they were proposing a credit union for the High School.

The ZEO explained the procedure why they went to ZBA first. They would have to come to Zoning to approve the parking for the staff of the Credit Union and the Truck for the delivery of money.

Ms. Fox explained with no site plan the Commission has no way of telling how many parking spaces were built on site. The Credit union would be 12 x 14 and require 1 additional space.

Mr. Ruotolo explained the Board of Education had been given a grant by the state, but cannot obtain the grant without Zoning Approval.

Ms. Fox stated they could conditionally approve the application.

The Commission discussed deliveries. Mr. Ruotolo explained there was only a possibility of an armored car every other week; most likely the employee would handle pick up and delivery. The commission requested all deliveries/pick ups be done at the loading dock for safety reasons.

MOTION

Mr. Zering motioned to approve Special Permit Modification 08-13 with the condition that the site plan allows for one more parking space, and deliveries/pick ups would be made at the loading dock. Mr. VanVlack seconded the motion. Vote taken:

Joe Letizia	Yes
Kevin VanVlack	Yes
Fred Zering	Yes
Faline Schneiderman Fox	Yes

Motion carried unanimously.

3. Violation of Site Plan Permit 03-11A – 1 Hillview Drive West – Approved Internet based business with direct shipment of orders to customers, owner only employee to whole sale /shipping business of stock with multiple employees.

The ZEO received a letter that the owner is in California for a personal trip. She explained in 2003 the Commission approved a home occupation for 1 employee. It was an internet business with the resident as the sole employee, no stock and trade.

The ZEO made a visit and there were several employees, they were receiving shipments and there was stock and trade on the premises. The Commission discussed and requested the ZEO to send a Cease & Desist.

4. Gerow Cemetery Association, Quaker Rd. – Posting of Exempt Sign- Public Notice Sign.

Mr. VanVlack recused himself from the Commission.

Mr. Kevin VanVlack approached the Commission acting as an agent on behalf of Gerow Cemetery Assoc. He proposed a small sign with hours posted. He explained with the posting of hours the police can ask people to

leave after hours. The Commission discussed and felt the sign would fall under regulation 2.7.3.B4. Public Notice Sign, not to exceed 1 sq. ft.

Mr. VanVlack stated it would be mounted on the first fence post as you drive in.

MOTION

Mr. Letizia motioned to approve the proposed exempted sign for Gerow Cemetery as presented. Mr. Zering seconded the motion. Vote taken:

Joe Letizia	Yes
Kevin VanVlack	Yes
Fred Zering	Yes
Faline Schneiderman Fox	Yes

Motion carried unanimously.

Mr. VanVlack re-joined the Commission.

5. Correspondence & Communications

The ZEO distributed CD's received from the Planning Commission made by Bob Stryker re: Phosphorous & Fertilizers.

The ZEO asked the Commission to discuss Wood Burning Furnaces. She reviewed the state statues that govern set backs. The Commission discussed. The ZEO will check into other towns. Ms. Fox suggested the Commission read Public Act 05-227.

Ms. Fox asked the ZEO to check into a motor cycle that is being parked in front of Dr. Manfredi's office on the sidewalk. ZEO to make call.

5. Minutes

Mr. Letizia motioned to approve the minutes of June 3, 2008. Mr. VanVlack seconded the motion. Vote taken:

Joe Letizia	Yes
Kevin VanVlack	Yes
Fred Zering	Yes
Faline Schneiderman Fox	Yes

Motion carried unanimously.

6. Adjournment

Meeting adjourned at 8:35.

Respectfully Submitted

Lyn Sheaffer, Zoning Commission Secretary.