

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

MINUTES
Regular Meeting
April 1, 2008

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

PRESENT: Faline Schniderman Fox, Chairperson, Joe Letizia, John Moran, Kevin VanVlack, Patrick Hearty, Lyn Sheaffer, Secretary.

1. Call to Order

Meeting called to order at 7:36 p.m. Faline Schniderman Fox, Chairperson

2. Public Comment

None

Business Items

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

1. Continued Special Permit Modification 08-02 – 100 Route 37 – Addition to building. 100 Rt. 37, LLC, owner, Doug Divesta P.E.,applicant.

Zoning Enforcement Officer, Maria Horowitz read a letter from the applicant into the record withdrawing the application.

2. Site Plan Permit 08-05 – 57 Saw Mill Road – Proposed Air Conditioning and Heating Business. Thomas Miller, owner. Summit Air Conditioning and Heating, LLC applicant.

The ZEO read a letter from Atty. Ray Lubus requesting a continuance until the next regular meeting 5/6/08.

Public Hearing

1. Continued – A complete proposed revision to the New Fairfield Zoning Regulations titled “Final Draft August 16, 2007” and complete revision to the New Fairfield Comprehensive Plan/Zoning Map, as initiated b the New Fairfield Zoning Commission.

The ZEO reported she advertised the continued public hearing on the town website and in town hall.

Ms. Fox explained for certain items the Commission will need to consult with a planner. She had been given permission by the Board of Selectmen to hire Tom McGowan and she was asked to bring a contract to town hall that was 4 weeks ago. The Commission is in need of a contract to move forward. Ms. Fox did not ask him to

comment on the Waterfront Residential district that would be over their budget limits. She felt that would need to be tabled and move on with other proposed regulations. The Commission agreed.

Public Comment

Jim McAllister, Candlewood Isle

Mr. McAllister asked if there would be a formal vote to table the WFRD. Ms. Fox stated yes after the Public Hearing

Mr. McAllister expressed concern that 2 documents had not been received last meeting; he felt there may be others Mr. McAllister read a letter into the record urging the commission to reconsider sever provisions. He explained there was a grass roots group formed to review the watershed and environment implications with regard to the regulation.

Ms. Fox asked where they would secure funding.

Mr. McAllister reviewed the plan of the group.

Ms. Fox explained they do not want to let the WFRD hang for years. She thought that it could be accomplished with the help from a planner. She felt the Commission could accomplish the goal to protect the lake and provide flexibility to the residents without having to go to the ZBA.

Bob Stryker, Candlewood Isle

Mr. Stryker estimated they have about 50% of the information they need. He didn't feel funding would be a problem.

Gary Mead, New Fairfield

Mr. Mead expressed concern about the calculation re: lot density. He felt the regulations should show an example with unbuildable areas so it is clear those areas need to be subtracted. He also expressed concern about the definition of an acre. The proposed definition would make to many lots non-conforming.

Business Item

1. Continued – A complete proposed revision to the New Fairfield Zoning Regulations titled “Final Draft August 16, 2007” and complete revision to the New Fairfield Comprehensive Plan/Zoning Map, as initiated b the New Fairfield Zoning Commission.

MOTION

Mr. Letizia motioned to continue the Public Hearing at a date to be determined, after the Commission consults with a Planner. Mr. Hearty seconded the motion. Vote taken:

Joe Letizia	Yes
John Moran	Yes
Patrick Hearty	Yes
Kevin VanVlack	Yes
Faline Schniederma Fox	Yes

Motion carried unanimously.

2. Minutes

March 4, 2008

Mr. Hearty motioned to accept the minutes for March 4, 2008. Mr. VanVlack seconded the motion.

Correction: In attendance line change verbiage to read "Patrick" Hearty.

Vote taken:

Joe Letizia	Yes
John Moran	Abs
Patrick Hearty	Yes
Kevin VanVlack	Yes
Faline Schniederma Fox	Yes

Motion carried.

March 27, 2008

Mr. Moran motioned to accept the minutes for March 27, 2008. Mr. Letizia seconded the motion. Vote taken:

Joe Letizia	Yes
John Moran	Yes
Patrick Hearty	Yes
Kevin VanVlack	Abs
Faline Schniederma Fox	Yes

Motion carried.

3. Communication & Correspondence

The zoning Enforcement Officer received the letter that was read at the Public Hearing from Jon McGurk.

4. Adjournment

Meeting adjourned at 8:21.

Respectfully Submitted

Lyn Sheaffer, Zoning Commission Secretary.