

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

**MINUTES
Regular Meeting
March 4, 2008**

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

PRESENT: Faline Schniderman Fox, Chairperson, Joe Letizia, Fred Zering, Kevin VanVlack, Kevin Hearty, Lyn Sheaffer, Secretary.

1. Call to Order

Meeting called to order at 7:32 p.m. Faline Schniderman Fox, Chairperson

2. Public Comment

None

Business Items

1. Special Permit Modification 08-03 – 5& 25 Route 39 – Upgrade Groundwater Containment/ Treatment System. Charter New Fairfield, Owner, URS, applicant.

Ms. Sydney Neer & Mr. Hank Prussing, USR Corporation approached the Commission. MS. Neer distributed signed copies for the record. Ms. Neer explained the old containment groundwater system cannot handle more contaminated water and they are proposing a new larger system. She explained they had been to the DEP and gained approval. Ms. Fox reported she had sat in on the preliminary review. Ms. Neer explained they wanted to go beyond containment to clean up. She estimated 5-10 years of treatment because it's fractured bedrock.

Mr. Prussing reviewed the site plan. They need to remove the old equipment and put in a pre-fab structure for the new equipment. The new building will be 40' x 8' by 9'high. The new building will be behind a screen wall out of brick with a wrought iron gate.

Mr. Van Vlack asked if the temporary building will be sound proofed. Mr. Prussing stated yes and the building will be removed when the clean up is complete and they will leave behind the bricked area. There will be screen material behind the gate so you will not be able to see the building. There will also be bollards for protection. Ms. Fox stated they would need to replace the tree on the island. Mr. Prussing added the tree and signed the plans.

Ms. Fox read a letter from the New Fairfield Fire Marshall into the record with no objections. Mr. Prussing stated he had been through the Inland wetlands commission and gained approval.

The Commission discussed the reciprocal easement. Ms. Fox read the agreement into the record.

Ms. Neer explained how they were going to pipe from well to well.

Outstanding Items: 1. Finalized proposed piping system; 2. sign off from Inland/Wetlands commission. The Commission asked any disruption to the parking lot be restored.

Ms. Fox asked about the noise. Mr. Prussing explained the building is tested in the factory not to exceed the ambient noise in the area.

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

MOTION

Mr. Letizia motioned to approve Special Permit Modification 08-03 contingent upon: 1. Sign off from the Inland/Wetlands Commission and 2. submission of plan showing proposed piping system. . Mr. Hearty seconded the motion. Vote taken:

Joe Letizia	Yes
Patrick Hearty	Yes
Kevin VanVlack	Yes
Fred Zering	Yes
Faline Schniederma-Fox	Yes

Motion carried unanimously.

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

Ms. Fox read a letter from the applicant into the record asking to be put on the 4/1 regular meeting agenda. Item tabled to the 4/1/08 meeting.

3. Special Permit Modification 08-04 – 84 Route 37 – Revision to parking lot, adding loading zone. Betty Swan/Sue Newton owners, Mike Chamures, applicant.

Mr. Chamures approached the Commission. Mr. Chamures reviewed the modifications to the application. He explained he re-located the handicapped space closer to the building which resulted in 1 lost parking space. He explained they are required to have 30 and they have 29 spaces. He also created a loading dock 12' wide.

The Commission reviewed the modifications.

MOTION

Mr. Zering motioned to approve special Permit Modification 08-04 adding a 112' loading zone and relocating handicapped parking. Mr. VanVlack seconded the motion. Vote taken:

Joe Letizia	Yes
Patrick Hearty	Yes
Kevin VanVlack	Yes
Fred Zering	Yes
Faline Schniederma-Fox	Yes

Motion carried unanimously.

4. 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.

No applicant present, item not opened. Tabled until 4/1/08 regular meeting.

MOTION

Mr. Zering motioned to add a discussion of Parks & Recreation Commission proposal for the playground on memorial field onto the agenda. Mr. Letizia seconded the motion. Vote taken:

Joe Letizia	Yes
Patrick Hearty	Yes
Kevin VanVlack	Yes
Fred Zering	Yes
Faline Schniederma-Fox	Yes

Motion carried unanimously.

Mr. Merullo, Parks & Recreation approached the commission. Ms. Fox reviewed what letters were needed for the application. 1. Fire Marshall; 2. Health Dept., 3. Wetlands.

Ms. Fox explained the Commission cannot technically accept an application before it is submitted to wetlands. They would have to use wetlands submission date as acceptant date. Public Hearing scheduled for 4/1/08 if wetlands submission is made.

5. Proposed Zoning Regulations – scheduling additional public hearings.

Public Hearing scheduled for March 27, 2007 7:30 p.m. in the New Fairfield High School Cafeteria.

6. Communication & Correspondence

Ms. Fox reported she attended a planning meeting 2/24/08. Atty McTaggart ran a workshop for the Planning Commission on what Planning authority is. Ms. Fox distributed information.

The Commission looked at the plans for a proposed cell tower on Peck Road in Danbury. The tower would be located at the end of Margerie Reservoir where the water filtration facility is.

7. Adjournment

Meeting adjourned at 8:35.

Respectfully Submitted

Lyn Sheaffer, Zoning Commission Secretary.