

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

**MINUTES
Regular Meeting
May 6, 2008**

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

PRESENT: Faline Schniederma Fox, Chairperson, Joe Letizia, Patrick Hearty, Maria Horowitz, Zoning Enforcement Officer; Lyn Sheaffer, Secretary.

1. Call to Order

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

2. Public Comment

None

Business Items

1. Site Plan Permit 08-05 – 57 Saw Mill Rd. – Proposed Air Conditioning and Heating business. Thomas Miller, owner. Summit Air Conditioning and Heating, LLC, applicant

Applicant waiting for attorney.

2. Site Plan Permit 08-06 – 11 Route 37 – Sign Relocation – Center for Pediatric Medicine. Judith Witters, Applicant.

Judith Witters approached the commission. She reviewed the proposed sign application. She proposed; moving the sign 12 ft. long 1 ft. wide to the front of the building. The commission discussed the frontage of the building. The ZEO reported the building 24ft. in length, sign meets regulations.

MOTION

Mr. Letizia motioned to approve Site Plan Permit 08-06 as presented. Mr. Hearty seconded the motion. Vote taken:

Joe Letizia	Yes
Patrick Hearty	Yes
Faline Schneiderman Fox	Yes

Motion carried unanimously.

1. Site Plan Permit 08-05 – 57 Saw Mill Rd. – Proposed Air Conditioning and Heating business. Thomas Miller, owner. Summit Air Conditioning and Heating, LLC, applicant

Atty. Ray Lubus representing the owner, Thomas & Diane Miller approached the commission.

Mr. Hearty read into the record the description of the business from the applicant to legalize commercial use for 2 barns at 57 Saw Mill Road.

Mr. Miller reported there would be 2-3 pick-up trucks on the premises overnight.

Atty. Lubus reported that they honestly had been in operation for some time and wanted to legalize the property.

Mr. Letizia asked if they had any signs. The applicant reported they wanted a sign. Ms. Fox explained they would have to come in file a sign application.

The ZEO reported on parking, 9 spaces were needed 5 for business, 4 for apartments, 9 were available so they would comply.

Mr. Hearty read a letter from the New Fairfield Fire Marshall into the record with no objections as presented.

Mr. Hearty read a letter from the New Fairfield Health Dept, Richard Jackson, RS with no issues concerning the commercial use.

The applicant stated there would be no hazardous material being generated.

MOTION

Mr. Letizia motioned to approve Site Plan Permit 08-05 as presented with the stipulation if there is an issue with the neighbors the Commission has the right to ask for a buffer area. Vote taken:

Joe Letizia	Yes
Patrick Hearty	Yes
Faline Schneiderman Fox	Yes

Motion carried unanimously.

3. Special Permit Modification 08-07 – 31-33 Route 37 – Proposed Senior Center Building and Parking. Bob Rawlings, PBC, agent.

Mr. Bob Rawlings, Chair PBC and Mr. Steve Merullo, Town of New Fairfield approached the commission.

Mr. Merullo explained they had changed the footprint of the building to accommodate more space for town. The original house was being taken down because it could not structurally support the building code for a municipal building.

Inlands/Wetlands asked them to shrink & move building because the basement level was to close the 100 yr. flood plan.

Mr. Merullo explained the incorporated the walkway to inside the building. They had gone to ZBA to move 1½ foot closer to the road and received a variance.

Mr. Merullo reported they were adding a staircase at the East end. Ms. Fox requested 2 railings for safety.

The Commission discussed parking. The ZEO reported according to regulation 2.8.10-11 60 regular spaces were needed for the senior center and 71 were available. Ms. Fox asked if we now needed to calculate for both levels.

Mr. Merullo reported the lower level would be unfinished; they would come back in when they were ready to finish it and calculate parking then.

The Commission reviewed elevations.

MOTION

Mr. Letizia motioned to approve Special Permit Modification 08-07 as presented, application modifications to include all stipulations in the original resolution dated 5/9/06. Mr. Hearty seconded the motion. Vote taken:

Joe Letizia	Yes
Patrick Hearty	Yes
Faline Schneiderman Fox	Yes

Motion carried unanimously.

MOTION

Mr. Hearty motioned to add to the agenda Site Plan application 08-08 3 Rt. 39 – Children’s Consignment Center – Patricia Santos, Lewis Daluca applicants. Mr. Letizia 2nd the motion. Vote taken:

Joe Letizia	Yes
Patrick Hearty	Yes
Faline Schneiderman Fox	Yes

Motion carried unanimously.

Mr. Daluca and Ms. Santos approached the Commission. Ms. Santos explained they wanted to open an children’s consignment center called Kaylee’s room. Signage would be the same as previously existed. Same size, design & color and one on the directory to match.

Ms. Santos reported there would be 1 employee, no changes to the inside just racks added.

The ZEO reviewed parking. Previously approved 4 spaces, required 4 based on retail, meets regulations.

The ZEO read a letter from Richard Jackson, New Fairfield Heath Dept with no objections in to the record.

The ZEO reported there was no letter from the Fire Marshall. Ms. Fox explained the approval would be contingent upon the Fire Marshall letter.

Mr. Letizia stated they would need to store everything inside. Mr. Deluca explained some toys would be out during the day but taken in at closing. Ms. Fox stated they could not block the pedestrian walkway.

MOTION

Mr. Letizia motioned to approve Site Plan Permit 08-08 pending a letter from the New Fairfield Fire Marshall for children’s toys, clothing and books with 1 employee. Mr. Hearty seconded the motion. Vote taken:

Joe Letizia	Yes
Patrick Hearty	Yes
Faline Schneiderman Fox	Yes

Motion carried unanimously.

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.**

Ms. Fox suggested we do not discuss because there was not a full commission present.

Business Item

4. **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.**

Tabled until next meeting.

Correspondence & Communications

Ms. Fox reported she spoke with Tom McGowan and he could meet in May. The Commission discussed and decided on May 20th, if that date didn't work May 27th.

The ZEO reported she attended a meeting today with the Lutheran Church representatives, John Hodge and Tim Simpkins. The Church is proposing an elderly housing project for low to very low income. Approximately 30 apartments, 540 sq. ft. per unit.

The commission discussed.

The ZEO reported discussed with Mr. Hodge when a formal application was presented she would like to include Attorney McTaggart. He felt that would be acceptable.

Enforcement Actions

The ZEO reported she sent a notice of violation to The Pool Doctor because of the large pile of dirt on the property. He did not respond. ZEO to check how many hot tubs were approved for outside in original application. ZEO to send Cease & Desist.

The ZEO reported she is going to go after the Zerenner property for the storage of boats and cars across from Inglenook.

Cloverleaf – The ZEO needs to take more pictures, more stuff is under tarps.

5. Minutes

April 1, 2008

Mr. Letizia motioned to accept the minutes of April 1, 2008. Mr. Hearty seconded the motion. Vote taken:

Joe Letizia	Yes
Patrick Hearty	Yes
Faline Schneiderman Fox	Yes

Motion carried unanimously.

6. Adjournment

Meeting adjourned at 9:05.

Respectfully Submitted

Lyn Sheaffer, Zoning Commission Secretary.