

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

**MINUTES
Public Hearing
March 27, 2008**

New Fairfield High School Cafeteria
7:30 p.m.

PRESENT: Faline Schniederma-Fox, Chairman, Joe Letizia, Patrick Hearty, John Moran, Vice Chairman, Maria Horowitz, Zoning Enforcement Officer, Lyn Sheaffer, Secretary.

1. Call to Order

Meeting called to order at 7:39 p.m. by Vice chairman Faline Schniederma-Fox.

Ms. Fox explained this was a continuation of a Public Hearing on the proposed regulations, final draft dated 8/16.07. Ms. Fox reviewed the history. She explained some of the revisions the Commission could handle without professional help, however, some they would need a professional.

Revisions a professional was needed:

1. Calculation of open space
2. Aquifer protection district at odds with CT. State Regulations
3. Waterfront residential district.

She asked the Commission if they would consider temporarily removing the waterfront residential district and maybe adopt at a later date. The Commission agreed. She explained the State Supreme Court ruled on a decision in New Milford that Zoning had no jurisdiction below the 440 line.

Ms. Fox reviewed a letter from Bruce Taylor and Mike Gill, New Fairfield Waterfront Supply Committee dated 2/3/08. Ms. Fox read the letter into the record.

Ms. Fox read a letter from James & Jane McGowan into the record with concerns over reducing maximum coverage. She explained that was an issue the Commission would revisit with the assistance of a Planner.

Ms. Fox read an e-mail from S.H. Levenhertz into the record.

Public Comment

Mr. Jim McAllister, Candlewood Isle read a letter from John McGirk, President, Candlewood Isle Lake Association into the record asking the Commission to table the proposed Waterfront Residential District for further review.

Mary Yulo, Friends of Ball Pond read a memo from Cynthia Stevens, Ball Pond Advisory Committee dated 3/17/08 into the record asking the Commission to table the Waterfront Residential district. She submitted the copy to the Zoning Enforcement officer for the record.

Mr. Gary Mead approached the Commission Mr. Mead made 3 points

1. He felt the width of pavement for an accessway was excessive at 25' he felt 18' would be appropriate
2. He asked the Commission to revisit the lot density calculations.
3. He asked the Commission to review the septic size in the aquifer protection area. Ms. Fox explained that was an issue the Commission would work on with the help of a Planner

John McGuirk, New Fairfield asked the Commission to review the definition of an acre. The new regulations state an acre is 44,000 sq. ft. would that make an actual acre (43,560 sq. ft) non conforming? Ms. Fox will ask the town attorney.

MOTION

Mr. Moran motioned to continue the Public Hearing at a date to be determined. Mr. Zering seconded the motion. Vote taken:

Joe Letizia	Yes
Patrick Hearty	Yes
John Moran	Yes
Fred Zering	Yes
Faline Schniederma-Fox	Yes

Motion carried unanimously

Ms. Fox explained she had a conversation with the town attorney and she explained the Commission could withdraw the regulations, work with an attorney and planner and resubmit at a later date. She felt they would have to be re-submitted to the commission s and agencies. The Commission discussed.

Mr. Moran asked if they could continue the Public Hearing to the next regular meeting Tuesday, April 1, 2008. The ZEO explained there is no time to advertise but it is a continuation and there was no legal requirement to advertise. She will post it on the web site and at town hall.

MOTION

Mr. Letizia motioned to adjourn the meeting. Mr. Moran seconded the motion. Vote taken:

Joe Letizia	Yes
Patrick Hearty	Yes
John Moran	Yes
Fred Zering	Yes
Faline Schniederma-Fox	Yes

Motion carried unanimously

Meeting adjourned at 8:30 p.m.

Respectfully Submitted

Lyn Sheaffer, Zoning Commission Secretary.

