

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

**MINUTES
Regular Meeting
October 2, 2007**

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

PRESENT: Faline Schniederma-Fox, Chairman, Joe Letizia, John Moran, Vice Chairman, Fred Zering, Jim Mitchell, Kevin VanVlack, Alternate, Lyn Sheaffer, Secretary.

Meeting called to order at 7:35 p.m. by chair Faline Schneiderman-Fox.

Ms. Schneiderman-Fox elevated Alternate Kevin Van Vlack to full voting status

Public Comment
None

Mr. Letizia arrived at 7:40 p.m. Mr. Van Vlack returned to alternate status.

Public Hearing

1. Continued Special Permit 11-07 – 84 Rt. 37, Unit C, Creative Corners – Retail/Mixed Residential commercial Building, Mike Chamoures, applicant.

Mr. Ralph Gallagher approached the Commission and distributed new plans marked 06-3037-SS-\$7 dated 10/2/07 and 06-037-SP1-R10 dated 10/2/07.

Mr. Zering read a letter from the New Fairfield Health Department with conditional approval signed by Richard Jackson, Sanitarian.

Mr. Zering read letter from Town Engineer, Tony Iadorola into the record. Mr. Gallagher addressed each of Mr. Iadarola's concerns.

Mr. Zering read a letter from New Fairfield Fire Marshall, Mike Gill into the record stating no objections.

Ms. Schneiderman-Fox asked what the Health Department's conditions were pertaining to their approval. Mr. Gallagher explained they needed state Health Dept. approval to connect 2 buildings to 1 septic.

Mr. Gallagher reviewed the changes Mr. Iadorola required on the plans.

The Commission reviewed the lighting schedule.

Ms. Betty Swan, owner Village Florist bldg. asked when the 2nd building would be connected to the septic. Mr. Gallagher explained; they would run the pipe during construction but only connect when necessary.

Motion

Mr. Moran motioned to close the Public Hearing on Special Permit 11-07. Mr. Letizia seconded the motion.

Vote taken:

Faline Schneiderman-Fox	Yes
John Moran	Yes
Joe Letizia	Yes
Fred Zering	Yes
Jim Mitchell	Yes

Motioned carried unanimously.

Business Items

1. Special Permit 11-07 – 84 Rt. 37, Unit C, Creative Corners – Retail/Mixed Residential commercial Building, Mike Chamoures, applicant.

MOTION

Mr. Zering motioned to approve Special Permit 11-07 based on the condition that the Board of Health approval is received and as stated in the Town Engineer’s letter dated 9/29/07 the swale and deep test hole items are addressed. Mr. Letizia seconded the motion. Vote taken:

Faline Schneiderman-Fox	Yes
John Moran	Yes
Joe Letizia	Yes
Fred Zering	Yes
Jim Mitchell	Yes

Motioned carried unanimously.

2. Special Permit 15-07 – 2 Drummers Lane, Tow horses and run in shed, Lawrence & Charlotte Wisniewski, owner. Daniel & Donna Kelso, applicant.

Mr. Mitchell recused himself. Ms. Schneiderman-Fox elevated Mr. Van Vlack to voting status.

Mr. Dan Kelso approached the commission. Ms. Schneiderman-Fox reviewed the Zoning Enforcement Officer’s comments. The Run-in shed needs to be 100’ from the property line and street line.

Mr. Zering read a letter from Rich Jackson, New Fairfield Health Dept. with no issues.

The Commission reviewed the application. Mr. Kelso stated the property is 4.5 acres. Mr. Zering read a letter dated 9/18/07 from Mr. Wisniewski giving Mr. Kelso permission to act as his agent to obtain an application for 2 Drummers lane to be listed as horse property.

The Commission discussed regulation and a conditional approval upon Mr. Kelso being occupant of property. Mr. VanVlack read Section 3.1.8.

MOTION

Mr. Zering motioned to approve Special Permit Application 15-07 with the condition that Mr. Kelso is the occupant of the property. Mr. VanVlack seconded the motion. Vote taken:

Faline Schneiderman-Fox	Yes
John Moran	Yes
Joe Letizia	Yes
Fred Zering	Yes
Kevin VanVlack	Yes

Motioned carried unanimously.

Mr. Mitchell returned to meeting at 8:08 p.m. Mr. VanVlack returned to Alternate status.

3. Site Plan 16-07 – 28 Rt. 39 – Units 6, 7 & 8 – Design & sales of kitchen cabinetry & countertops. Edward Schultheis, applicant, Peter Young, agent.

Mr. Young not present application continued to next meeting.

4. Discussion – Draft Map Review / Draft Regulations

Ms. Schneiderman-Fox stated the draft regulations dated 8/16/07 were posted on the library web site. She reported the Planning Commission gave them a negative referral. The felt they did not have enough information on how they fit into the Plan of Development. She also reported HEVCO also wants amendments. Ms. Schneiderman-Fox felt they should leave the draft is and amend at the Public Hearing.

MOTION

Mr. Moran motioned to add a Discussion of Elderly Housing to the agenda. Mr. Mitchell seconded the motion. Vote taken:

Faline Schneiderman-Fox	Yes
John Moran	Yes
Joe Letizia	Yes
Fred Zering	Yes
Jim Mitchell	Yes

Motioned carried unanimously.

Mr. Tom Dube, Lutheran Church of the Good Shepherd reported they were interested in developing elderly housing in New Fairfield. The Commission discussed.

5. Communication / Correspondence

The commission reviewed Fiscal Year End 06/07.

Ms. Schneiderman Fox read a letter from the Selectman’s office with regard to Atty. McTaggart’s overdue invoice. She informed the First Selectman the Commission was finished with the draft regulations.

Mr. Letizia showed pictures of several violations in town. Ms. Schneiderman-Fox asked him to give the addresses to the Zoning Enforcement Officer.

6. Minutes September 6, 2007.

MOTION

Mr. Moran motioned to approve the minutes dated September 6, 2007. Mr. Letizia seconded the motion.

Correction: Add the word "Minutes" to the first page. Vote taken:

Faline Schneiderman-Fox	Yes
John Moran	Yes
Joe Letizia	Yes
Fred Zering	Yes
Jim Mitchell	Yes

Motioned carried unanimously.

MOTION

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

Faline Schneiderman-Fox	Yes
John Moran	Yes
Joe Letizia	Yes
Fred Zering	Yes
Jim Mitchell	Yes

Motioned carried unanimously.

Meeting adjourned at 8:36 p.m.

Respectfully Submitted

Lyn Sheaffer, Zoning Commission Secretary.