

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

**MINUTES  
Regular Meeting  
December 11, 2007**

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

PRESENT: Faline Schniederma-Fox, Chairman, Joe Letizia, Fred Zering, Maria Horowitz, Zoning Enforcement Officer, Lyn Sheaffer, Secretary.

**1. Call to Order**

Meeting called to order at 7:33 p.m. by chair Faline Schneiderman-Fox.

**2. Public Comment**

None

**Business Items**

**1. Special Permit 20-07 – 29 Bogus Hill Road – Addition to Seasonal Sick-Bay to make it Year-round and for camping programs. Girl Scouts of CT, owner. Westchester Modular Homes, agent.**

Ms. Fox explained the Commission would accept the application and a public hearing would be scheduled. Public hearing scheduled for the January Meeting 1/8/08.

**2. Election of Chairman and Vice Chairman**

Ms. Fox asked to postpone the Election to the January meeting until a full Commission is present.

**MOTION**

Ms. Fox motioned to add a brief discussion of the new regulations to the agenda. Mr. Letizia seconded the motion. Vote taken:

Faline Schneiderman-Fox	Yes
Fred Zering	Yes
Joe Letizia	Yes

Motioned carried unanimously.

Ms. Fox explained the Planning Commission would like a joint meeting to discuss the proposed regulations. She would like to include a Planner. The Commission discussed dates for a meeting. Ms. Fox reported Mr. Marciano suggested the NEMO group from UCONN could come and speak at the continuation of the Public Hearing. The dates they are available are the January 24<sup>th</sup> with a snow date of January 31<sup>st</sup>.

The Commission discussed dates for a meeting with the Planning commission.

**MOTION**

Ms. Fox motioned to add a discussion of the property at 65 Rt. 39 to the agenda. Mr. Letizia seconded the motion. Vote taken:

Faline Schneiderman-Fox	Yes
Fred Zering	Yes
Joe Letizia	Yes

Motioned carried unanimously.

Mr. Edward Siebert approached the Commission. Mr. Siebert explained to the commission there was an error made when his land was sub-divided and he was having no success trying to rectify it. The Commission discussed. The ZEO stated they could not make something more non conforming. Ms. Fox suggested he talk to a land use attorney or maybe ZBA could correct the mistake.

**3. Communication / Correspondence**

The ZEO reported the budget hearing was at 7:15 p.m. January 14, 2008. Mr. Letizia will go with her. Ms. Fox to review budget. ZEO to add planning consultant line item.

Ms. Fox reported Patrick Hearty won Mr. Mitchell's regular seat on the Commission. Mr. Zering also won a regular seat. Mr. VanVlack will remain an alternate.

The ZEO read a letter from the State about the project at Squantz Pond. They are re-aligning the swimming areas into one area, no structural renovation.

Planning Commission sent the Austin Woods subdivision plans. ZEO to check the setbacks.

**MOTION**

Mr. Zering motioned to add a discussion of an enforcement issue to the agenda. Ms. Fox seconded the motion. Vote taken:

Faline Schneiderman-Fox	Yes
Fred Zering	Yes
Joe Letizia	Yes

Motioned carried unanimously.

The ZEO reported she received an e-mail re: the Boyagian property stating the ZBA decision was upheld in court pertaining to the signs. The Commission asked the ZEO to review the entire special permit to clarify what they have permission for. ZEO to look at their website as well.

**MOTION**

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

Faline Schneiderman-Fox	Yes
Joe Letizia	Yes
Fred Zering	Yes

Motioned carried unanimously.

Meeting adjourned at 8:41 p.m.

Respectfully Submitted

Lyn Sheaffer, Zoning Commission Secretary.