

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

Regular Meeting

Tuesday, February 7, 2006

Town Hall Conference Room
7:30 p.m.

PRESENT: Faline Schneiderman-Fox Chairman, Jim Mitchell, Fred Zering, Kevin VanVlack, Alternate, Maria Haussher-Hughes, Zoning Enforcement Officer, Lyn Sheaffer, Secretary.

Meeting called to order by Faline Schneiderman-Fox at 7:35 p.m. Alternate Kevin VanVlack elevated to voting status.

Public Comment

Susan Monshaw, New Fairfield, CT approached the Commission. She requested a discussion of proposed Zoning change.

MOTION

Mr. Mitchell motioned to add a discussion on the Historic preservation zoning change on the agenda. Mr. VanVlack seconded the motion. Vote taken:

Faline Schneiderman-Fox	Yes
Jim Mitchell	Yes
Fred Zering	Yes
Kevin VanVlack	Yes

Motion carried unanimously.

Ms. Monshaw explained she was representing "Preserve Historic New Fairfield" and they were proposing a move of the Hubbel House and the Parsonage with an idea to create a museum district. The Commission reviewed the proposed plans. Ms. Fox explained currently the regulations allow museums in residential areas, she was not sure it was necessary to create a zone.

Mr. John Hodge, First Selectman commented they were asking for a zone because ultimately they would like to add buildings and work toward establishing a village. Mr. Mitchell agreed because that would allow notification of neighbors.

Business Items

3. Continued Violation – 1 Pine Hill Road, Expired appeal time Cease & Desist Notice – Pet Chickens. Susanne & Joe Istvan, owner.

Mr. & Mrs. Istvan approached the Commission. Ms. Istvan presented a document signed by Mr. Dan Gerow stating Joe Istvan, Sr. always had poultry on the property for at least 10 years. Mr. Peter Ballard stated Mr. Istvan, Sr. had poultry from at least 1971.

Ms. Fox stated the Town Attorney's comment stated if the Commission felt it was consistent with the property in the neighborhood.

Mr. Tom Rywalt, owner of 136 acres of farmland on Pine Hill felt it was consistent with the neighborhood. Ms. Istvan stated it was 13 chickens.

MOTION

Mr. VanVlack motioned to approve the 13 chickens at 1 Pine Hill Road, Mr. Zering seconded the motion. Vote taken:

Faline Schneiderman-Fox	Yes
Jim Mitchell	Yes
Fred Zering	Yes
Kevin VanVlack	Yes

Motion carried unanimously.

4. Continued Site Plan Modification 05-26 – Dunham Pond Condominiums – Modifications to Special Permit. Glenn Martone, applicant.

Application moved to end of agenda.

5. 06-05 Site Plan Application – 24 Rt. 39 – Union Savings Bank – Additional Signage – Marie O'Neil, applicant.

Applicant not in attendance, tabled until next month, March 7, 2006.

6. 06-06 Site Plan Modification – 28 Rt. 39 – Bruno's Pizzeria – Expand into adjoining unit. Peter Young, agent.

Mr. Peter Young, representing Anthony Bruno approached the Commission. Mr. Young distributed proposed plans. He explained Mr. Bruno was going 1,800 sq. ft. increasing his seating capacity from 18 to 35.

Ms. Fox read a letter from Tim Simpkins, NF Health Director dated 2/3/06 into the record with no objections.

The ZEO read a letter into the record from Michael Crawford, NF Fire Marshall stating the proposal was in compliance with CT state code.

The ZEO reviewed the parking. She stated he needed 14 more for a total of 28 spaces for both units, and they were available. No additional signage.

Mr. Zering motioned to approve Site Plan Modification 06-04 for Bruno's to expand into the adjoining unit with 14 additional parking spaces. Mr. Mitchell seconded the motion. Vote taken:

Faline Schneiderman-Fox	Yes
Jim Mitchell	Yes
Fred Zering	Yes
Kevin VanVlack	Yes

Motion carried unanimously.

7. 06-05 Site Plan Modification – 188 Rt. 37 – Town of New Fairfield / Public Works Dept. – Add additional bathroom. Frank Shay, applicant.

Ms. Cindy Cardella, Public Works Office Manager approached the Commission. She reviewed the proposal to add a ladies room to the public works bldg.

The ZEO read a letter from NF Fire Marshall, Mike Crawford stating they were in compliance of CT state fire code. She also read a letter Tim Simpkins, NF Health Director into the record with no objections.

MOTION

Mr. Mitchell motioned to approve Site Plan Modification 06-05 for an additional bathroom at the NF Public Works Dept. Mr. VanVlack seconded the motion. Vote taken:

Faline Schneiderman-Fox	Yes
Jim Mitchell	Yes
Fred Zering	Yes
Kevin VanVlack	Yes

Motion carried unanimously.

8. 06-06 Special Permit Application – 33 Rt. 37 – Permanent Building Committee / Town of New Fairfield – Senior Center. Permanent Building Committee, applicant.

Mr. Bob Rawlings, Chair PBC and Mr. John Hodge, First Selectman approached the commission. Ms. Fox reviewed the process, and discussed the need to go before Wetlands and refer it to the Planning Commission for an opinion. She explained they would need to get a variance for the front setback now. The Commission discussed the timing.

Public Hearing Scheduled for March 7, 2006. The Commission discussed a change in venue due to the crowd. ZEO to notify of location.

9. Correspondence & Communications.

Ms. Fox read a letter from Charles Berensen dated 1/16/06 discussing the seating of alternates. Currently there is no policy. She asked if the commission would want to have the mission member designate an alternate in their stead or have the chairperson elevate available alternate. The Commission discussed and decided:

If a Commission member is absent they may designate an alternate in their place. If not the chair may rotate through the alternates.

Shortwood Acres – Revised – Subdivision review

The Commission reviewed. The ZEO explained they widened the access way to 18 feet and didn't get rid of above ground pool

Fordham Estates:

The Commission reviewed and ZEO found no problems.

Enforcements.

The ZEO reported 20 Cloverleaf, all cars had been registered.

10. Minutes

1/12/06

Mr. Mitchell motioned to accept the minutes of 1/12/06. Mr. VanVlack seconded the motion.

Correction:

Vote taken: Vote taken:

Faline Schneiderman-Fox	Yes
Jim Mitchell	Yes
Fred Zering	Abstain
Kevin VanVlack	Yes

Motion carried unanimously.

12/6/06

No quorum to vote

Meeting went into Executive Session at 9:35 p.m.

Meeting adjourned.

Respectfully Submitted

Lyn Sheaffer
Zoning Commission Secretary