

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

**Regular Meeting  
March 6, 2007**

Town Hall Conference Room  
7:30 p.m.

PRESENT: Faline Schniederma-Fox, Chairman, Joe Letizia, Jim Mitchell, Maria Haussherr-Hughes, Zoning Enforcement Officer, Lyn Sheaffer, Secretary.

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

**Public Comment**

Mr. Joseph Comenela approached the Commission. He explained he has a buyer for his property on Cottontail road, however they want to park 2 commercial vehicles on the property. The Commission discussed. The Zoning Enforcement Officer felt they would need to have an office in the residence.

**Public Hearing**

**1. Special Permit 04-07 – 84 Rt. 37, Unit C, Creative Corners – Retail/Mixed Residential commercial Building, Mike Chamoures, applicant.**

The ZEO read the call into the record published in the Citizen News 2/21/07 and 2/28/07.

Mr. Mike Chamorous and Mr. Ralph Galliger approached the Commission. Mr. Chamorous reviewed the Site Plan Application. He explained they were setting up legal documents with Fieldstone commons for easements. The applicant was missing a letter from Mr. Simpkins.

The ZEO reviewed the parking needs:

- 4 spaces for the apt.
- 8 spaces for the showroom (retail)
- 2 spaces for the retail office
- 2 for the warehouse
- 8 spaces for the frame shop
- 5 spaces for the flower shop

For a total of 29 required, 33 were shown on the plans.

The Commission discussed the slope and Ms. Fox asked for the Town Engineer, Tony Iadorola's input. Ms. Fox also asked for a lighting plan.

The Commission discussed landscaping regulations. The Commission reviewed the islands. They need to be 9' x 20'.

The Commission discussed the 8' retaining wall. Ms. Fox would like the Town Engineer to review. The Commission asked for stone veneer with 4' chain link on top.

Missing from Application:

1. Total coverage calculation
2. lighting plan
3. input from Town Engineer
4. Letter from Health Dept. (sanitarian)
5. Enlarge islands to 180 sq. ft.

MOTION

Mr. Letizia motioned to continue Public Hearing for Special Permit 04-07. Mr. Mitchell seconded the motion.

Vote taken:

Faline Fox	Yes
Joe Letizia	Yes
Jim Mitchell	Yes

Public Hearing continued to Thursday, April 5, 2007.

Ms. Fox called a 5 minute recess at 8:37 p.m.

Meeting resumed at 8:44 p.m.

**2. Special Permit 06-07 – 100 Gillottie Rd. – Conversion of Existing Single Family Structure – Deborah Condon, owner.**

Withdrawn

**Business Items**

**1. Special Permit 04-07 – 84 Rt. 37, Unit C, Creative Corners – Retail/Mixed Residential commercial Building, Mike Chamoures, applicant.**

Not Discussed. Public Hearing continued to 4/5/07

**2. Special Permit 06-07 – 100 Gillottie Rd. – Conversion of Existing Single Family Structure – Deborah Condon, owner.**

Withdrawn

**3. Site Plan Application 07-07 28 Route 39 - Heritage Plaza- Computer Repair Store – Raymand Sands, Applicant, Peter Young agent.**

Mr. Peter Young representing the Applicant approached the Commission. He reviewed the proposed Computer repair store for Unit 24 Heritage plaza. 2 employees, customer drop off & pick up. Mr. Young changed the dimensions of the sign to 4'x1' and signed.

Ms. Fox read into the record a letter from Mike Crawford, Fire Marshall, New Fairfield with no objections and a letter from New Fairfield Health Dept., Rich Jackson, Sanitarian with no objections.

The ZEO reviewed parking. Regulations state they need 5 spaces, 30 are available.

#### MOTION

Mr. Mitchell motioned to approve Site Plan Application 07-07 as it meets with regulations. Mr. Letizia seconded the motion Vote taken:

Faline Fox     Yes  
Joe Letizia    Yes  
Jim Mitchell   Yes

Motioned carried unanimously

#### **4. Special Permit 06-08 – 31, 33 and 39 Route 37 – Revision to Senior Center Building and Municipal Office Building. Town of New Fairfield, applicant.**

Ms. Fox stated all missing information must be in before the Public Hearing is opened. The application was accepted and Public Hearing scheduled for 4/5/07.

#### **Correspondence & Communications**

The ZEO reviewed current enforcements.

The ZEO reported Boyagian Sculpture Barn was advertising on their website using their property for parties. She also reported there were 6 scheduled events listed and their permit states only 4 are allowed. ZEO to issue Cease & Desist.

The Commission discussed signs in business windows. Ms. Fox asked the ZEO to send a letter stating what signs are permitted.

#### **Minutes**

February 6, 2007

#### MOTION

Mr. Letizia motioned to approve the minutes for February 6, 2007. Mr. Mitchell seconded the motion. Vote taken:

Faline Fox     Yes  
Joe Letizia    Yes  
Jim Mitchell   Yes

Motioned carried unanimously.

Meeting adjourned at 9:15 p.m.

Respectfully Submitted