

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

Special Meeting
April 10, 2007

Town Hall Conference Room
7:30 p.m.

PRESENT: Faline Schniederma-Fox, Chairman, Joe Letizia, Fred Zering, John Moran, Vice Chairman Kevin VanVlack, Alternate, Maria Haussherr-Hughes, Zoning Enforcement Officer, Lyn Sheaffer, Secretary.

Meeting called to order at 7:40 p.m. by chair Faline Fox.

Alternate Kevin VanVlack was elevated to voting status.

Public Comment

None

Public Hearing

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

The ZEO received a letter tasking for an extension to the next regular meeting, May 1, 2007.

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

The Zoning Enforcement Officer read the call into the record published in the Citizen News 3/28/07 & 4/5/07.

First Selectman John Hodge, Selectman Ron Oliveri and Bob Rawlings, Chairman Permanent Building Committee approached the Commission. Mr. Hodge reviewed the changes in the application because of the acquisition of 31 & 39 Rt. 37.

Mr. Hodge explained Phase II of the project has been through all the other land use boards. The ZEO stated the application meets parking regulations.

The Commission discussed grade parking, walkways and elevation. Ms. Fox asked for a railing along the walkway. Mr. Moran felt the sidewalks should be ADA compliant with change of grade.

The ZEO read the NF Conservation Commission approval into the record. Mr. VanVlack read the Inland Wetlands permit approval into the record.

The Commission discussed the proposed 12' bridge. Ms. Fox stated the emergency access entrance & egress has parking spaces in front of it. The Commission discussed and asked the applicant to remove and paint "No Parking" on the surface.

The Commission discussed lighting on the bridge and asked the applicant to consider adding it.

Ms. Fox read a letter from Mr. Tony Iadorola, Town Engineer's with comments dated 4/9/07 into the record.

Mr. Hodge stated they had secured a variance on front yard setbacks from the Zoning Board of Appeals.

PUBLIC COMMENT

None

The Commission discussed timing; Mr. Hodge felt that next meeting (May 1st) was fine. Ms. Fox stated the Commission needs to see specifications on the lighting and retaining wall. The Commission reviewed the building lighting.

Public Hearing 06-07 continued to next regular meeting May 1, 2007.

Business Items

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

Extended to 5/1/07

2. Special Permit 06-07 – 31, 33 and 39 Route 37 – Revision to Senior Center Building and Municipal Office Building. Town of New Fairfield, applicant.

Continued to 5/1/07.

3. Special Permit 09-07 –.

Edward Clark & Kevin Morgan approached the Commission. The Applicant wants permission to park 2 commercial trucks in their driveway. 1 small dump truck (28' long) and 1 small oil truck. The applicant hopes to re-build the garage and park the trucks in there.

The Commission discussed the application. The Zone is commercial; the ZEO reported nothing is stated in the regulation that states size.

The Commission discussed a Home Occupation in a Commercial Zone. Ms. Fox felt there was a nice natural buffering. The Commission discussed and felt no additional buffering was needed.

The ZEO read a letter from the NF Health Dept. stating if the applicant wanted to make the garage wider he would need a variance from ZBA for the side setback.

MOTION

Mr. Moran motioned to approve Special Permit Application 09-07 with the stipulation no parking on the septic or reserve fields and if the garage is widened a variance would be needed from ZBA and no more than 2 commercial vehicles would be parked on the property. Mr. Letizia seconded the motion. Vote taken:

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

Motioned carried unanimously.

4. Discussion.

Mr. Tom Nejame approached the Commission. He explained he has been before the Zoning Board of Appeals multiple times, and he was asking the Commission to consider an accessory use stipulation for a swimming pool in the regulations. He stated other towns have accessory use stipulations and in ground pools would fall under this regulation giving some relief on setbacks.

Ms. Fox stated if he wanted to petition a change he would need to pay to write the language, and then it can be taken up at a public hearing when the regulations are to be adopted. Mr. Moran felt a pool is not a hardship and he did not feel ZBA should approve pools.

5. Discussion of Draft Regulations

Mr. Moran distributed "Accessory Use in Business District." The commission reviewed. The Commission agreed Outdoor Eating should be put in the regulations. Under 4.1.14.

Correspondence & Communications

The ZEO reviewed enforcements.

1. 14 Candlewood Knolls. – ZBA denied application for Variance, ZEO to pursue legal action
2. Kramer Property, Cloverleaf – ZEO and Atty. Keating inspected property. All cars were in compliance. ZEO explained she found pictures on the internet showing the illegal apartment for rent.

Minutes

March 6, 2007

Not enough present to vote on minutes. Postponed to next meeting.

Meeting adjourned at 9:35 p.m.

Respectfully Submitted

Lyn Sheaffer, Zoning Commission Secretary.