

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

**Regular Meeting
May 1, 2007**

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

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

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

Public Comment

Mr. Dave Arnold, 17 Ball Pond Road approached the Commission. He made a complaint against Boyagian Sculpture Barn. Ms. Schneiderman-Fox explained the variance issued stated they could have 4 events per year. She also explained the ZEO was pursuing a cease and desist order on the property.

The ZEO explained she would write a C&D and copy the Health Dept and Fire Marshall. Mr. Arnold gave the ZEO a letter asking the Boyagian's to stop.

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 a letter from Mike Chamoures, the applicant requesting an extension due to unforeseen revisions into the record.

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.

Mr. Ralph Gallagher, Mr. John Hodge, First Selectman; and Mr. Bob Rawlings, Chair PBC approached the Commission.

Mr. Gallagher reviewed the Town Engineer's letter dated 4/9/07, addressed the issues and reviewed the changes. Mr. Hodge stated he wanted to talk to Mr. Iadorola about the fence for the spillway, he felt it was the scenic area of the property. The Commission didn't feel it was necessary to fence in the waterfall.

Mr. Gallagher stated the old stone well would be capped properly. He reviewed the ZEO issue stating the sidewalks would be ADA compliant with 42" railings installed.

The Commission discussed the location of the dumpster. Low level lighting is to be installed across the bridge, on the walkways and on the building.

The Commission reviewed the stipulations.

1. lighting wanted on the bridge
2. Move dumpster to a better location.
3. Same plantings as approved.

Ms. Schneiderman-Fox elevated Alternate Kevin VanVlack to voting status.

MOTION

Mr. Moran motioned to close Public Hearing 06-07. Mr. VanVlack seconded the motion. Vote taken:

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

Motioned carried unanimously.

Business Items

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

Tabled to the 6/5/07 meeting.

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.

MOTION

Mr. Moran motioned to approve Special Permit 06-07 with the following stipulations.

1. low level lighting on bridge and walkways
2. Same planting schedule as approved for historical structures
3. 104 parking spaces
4. More aesthetically pleasing location for the dumpster.

Mr. VanVlack seconded the motion. Discussion

The Commission did not feel a fence was necessary for the waterfall and any signage must come back in for approval. Vote taken:

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

Motioned carried unanimously.

3. Site Plan Application 10-07 – The Birches – 1 Stoney Way – Freestanding Sign – Richard Stoppel, agent.

Mr. Richard Stoppel, Property Manager, The Birches approached the commission. Mr. Stoppel reviewed the proposed sign and location. The Commission reviewed the regulations and the sign was in compliance. Mr. Stoppel indicated on the ZEO's map the location 15' from the street line and initialed it.

MOTION

Mr. Moran motioned to approve Site Plan Application 10-07 as presented. The sign must be 15' from the road and cannot impede traffic site lines. Mr. Letizia seconded the motion. . Vote taken:

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

Motioned carried unanimously.

4. Discussion – Jeanne Devanny – Joyce Hill Tax District – Sign Replacement

Ms. Devanny approached the Commission and explained the district wants to replace the existing sign. The ZEO reviewed the regulations. Ms. Schneiderman-Fox stated if the Sq. Footage does not change then no permit is needed.

5. Discussion – Draft Regulations

Ms. Schneiderman-Fox reported the ZEO met with Paul Hiro, she also had found a missing disc that may be helpful. Ms. Schneiderman-Fox stated that HVCO should be contacted

The Commission discussed Public Notice Registry and felt the Town Clerk should maintain the list. The ZEO will bring to First Selectman.

6. Correspondence & Communications

The Commission discussed Boyagian issue. ZEO to e-mail Fire Marshall and Health Dept. of problem stating complaint from neighbor.

7. Minutes

March 6, 2007

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

April 10, 2007

MOTION

Mr. Moran motioned to approve the minutes of the Special Meeting April 10, 2007. Mr. Letizia seconded the motion. . Vote taken:

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

Motioned carried unanimously.

Meeting adjourned at 8:55 p.m.

Respectfully Submitted

Lyn Sheaffer, Zoning Commission Secretary.