

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

**Regular Meeting
July 10, 2007**

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

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

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

Ms. Schneiderman-Fox elevated Alternate Patrick Hearty to full voting status

Public Comment
None

Business Items

1. Special Permit 11-07 – 84 Rt. 37, Unit C, Creative Corners – Retail/Mixed Residential commercial Building, Mike Chamoures, applicant.

Public Hearing scheduled for 8/7/07.

2. Special Permit 12-07 105 Pine Hill Road, Home Daycare for 12, Jessica Martini, owner/applicant. .

Public hearing scheduled for 8/7/07.

Ms. Schneiderman-Fox suggested Ms. Martini speak with the Zoning Enforcement Officer to make sure her application is complete.

3. Executive Session

MOTION

Mr. Hearty motioned to move Executive Session to the end of the meeting. Mr. Letizia seconded the motion.

Vote taken:

Faline Schneiderman-Fox	Yes
John Moran	Yes
Joe Letizia	Yes
Patrick Hearty	Yes
Jim Mitchell	Yes

Motioned carried unanimously.

4. Discussion – Draft Map Review / Draft Regulations

Ms. Schneiderman-Fox stated there was a meeting scheduled for July 26, 2007 to review and finalize the map and then bring to public hearing.

5. Communication / Correspondence

Ms. Schneiderman-Fox asked if the Commission members were interested in the CT Land Use Academy.

Mr. VanVlack, Mr. Hearty, Mr. Moran and Mr. Letizia were interested. Ms. Schneiderman-Fox was interested until her term is up in November. Mr. Mitchell was not interested.

Ms. Schneiderman-Fox reported contractors were parking in resident spaces at Dunham Pond Condominiums. The Commission was asked if resident designated parking places were permitted. The Commission discussed:

MOTION

Mr. Moran motioned to permit designated parking spots painted on surface, not on curbing with no upright signs. Mr. Letizia seconded the motion. Vote taken:

Faline Schneiderman-Fox	Yes
John Moran	Yes
Joe Letizia	Yes
Patrick Hearty	Yes
Jim Mitchell	Yes

Motioned carried unanimously.

6. Minutes

Postponed until next meeting.

MOTION

Mr. Moran motioned to open Public Comment. Mr. Letizia seconded the motion. Vote taken:

Faline Schneiderman-Fox	Yes
John Moran	Yes
Joe Letizia	Yes
Patrick Hearty	Yes
Jim Mitchell	Yes

Motioned carried unanimously.

Mr. George Devine approached the Commission. He explained he owned 10 & 12 Candlewood Knolls. He explained #14 burned down and they rebuilt 5'4 from the property line. He expressed concern on how this would affect his property. Ms. Schneiderman-Fox explained the Commission was aware of the violation and they were pursuing legal procedures. She explained the footprint was supposed to remain the same. The Commission discussed.

Commission went into Executive Session at 8:05 p.m.

Meeting adjourned.

Respectfully Submitted

Lyn Sheaffer, Zoning Commission Secretary.