

THE ZONING COMMISSION

Town of New Fairfield

New, Fairfield, CT 06812

REGULAR MEETING

MINUTES

Wednesday, August 7, 2019

7:30pm

New Fairfield Public Library Community Room

Present: Chairman John Moran, John Brown, Steve Hanrahan, Tomas Kavaliauskas (Alternate), Joe Letizia, Gary Mummert (Alternate) and Kevin Van Vlack. Town of New Fairfield Zoning Enforcement Officer Evan White was not in attendance.

Members of the public present: Dainius Virbickas (Artel Engineering)

- 1. Call to Order:** Chairman John Moran called the meeting to order to at 7:32 pm.
- 2. Public Comment:** None

PUBLIC HEARING

Application SP-19-005-Special Permit- 40 Old Road-Grading/Excavation occurring within 300 ft. of the 440 Line; Section 6.4 (D)-Excavation, removal, filling and grading of earth material. Applicant-Michael Sekelsky.

Applicant Michael Sekelsky spoke of the application and noted that everything required by First Light was completed. He showed pictures of the property.

Kevin Van Vlack made a motion to close the Public Hearing for SP-19-005-Special Permit- 40 Old Road-Grading/Excavation occurring within 300 ft. of the 440 Line; Applicant-Michael Sekelsky. Steve Hanrahan seconded the motion.

John Brown	yes
Steve Hanrahan	yes
Joe Letizia	yes
John Moran	yes
Kevin Van Vlack	yes

Application SP-19-009- Special Permit- 26 Bear Mountain Road- **WITHDRAWN**

BUSINESS ITEMS

1. Application SP-19-005 Special Permit- 40 Old Road-Grading/Excavation occurring within 300 ft. of the 440 Line; Applicant-Michael Sekelsky. Mr. Sekelsky approached the board and noted that all permits have been approved.

Kevin Van Vlack made a motion to approve Application SP-19-005 Special Permit- 40 Old Road-Grading/Excavation occurring within 300 ft. of the 440 Line; Applicant-Michael Sekelsky. Joe Letizia seconded the motion.

John Brown	yes
Steve Hanrahan	yes
Joe Letizia	yes
John Moran	yes
Kevin Van Vlack	yes

2. Application SP-19-009- Special Permit- 26 Bear Mountain Road- **WITHDRAWN**

3. Application SI-19-010- Site Plan 100 State Route 37 Proposed Site Plan Modification to remove portion of existing Savings Bank of Danbury drive thru canopy to replace remote drive thru far lane with ATM and to include a permanent illuminated sign to replace existing wall sign.

Applicant: Savings Bank of Danbury

Dainius Virbickas (Artel Engineering) spoke of the proposal to remove one of the two drive thru lanes and replace it with a drive thru ATM. The concrete island and columns must be removed to fit the ATM but it does not change the impervious surface or the parking lot. Mr. Virbickas showed pictures of the proposal which also includes the replacement of the existing sign with an illuminated sign that will be on a timer to go off at 10 pm. There was a brief discussion of security and it was noted that all ATMs are alarmed and there will be cameras on the property.

Kevin Van Vlack made a motion to approve Application SI-19-010 Site Plan 100 State Route 37-Proposed site plan modification to remove portion of existing Savings Bank of Danbury drive thru canopy to replace drive thru far lane with ATM approve the signage for the building to be illuminated and will automatically turn off at 10 pm but the directory signs will need to go through the Zoning Board of Appeals for approval. Joe Letizia seconded the motion.

John Brown	yes
Steve Hanrahan	yes
Joe Letizia	yes
John Moran	yes
Kevin Van Vlack	yes

Charlie Williams from Savings Bank of Danbury spoke of other signs that they wish to have internally illuminated. It was noted that the applicant will have to go to the Zoning Board of Appeals for approval for the identification signs.

4. Application SI-19-011- Site Plan-88 State Route 37, Unit 12-Replacing storefront sign with new permanent sign that matches length of other in plaza and to add sign to the plaza directory to match other businesses in plaza. Applicant Beverly Steiger

Kevin Van Vlack made a motion to approve SI-19-011 Site Plan-88 State Route 37, Unit 12 Replacing storefront sign with new permanent sign that matches length of others in plaza and to add sign to the plaza directory to match other businesses in plaza- Applicant Beverly Steiger. Joe Letizia seconded the motion.

John Brown	yes
Steve Hanrahan	yes
Joe Letizia	yes
John Moran	yes
Kevin Van Vlack	yes

5. Set Public Hearing- New finalized short term rental regulations- Applicant New Fairfield Zoning Commission- The Commission decided to have the Public Hearing on Wednesday, September 11th at 7:00 pm provided the Community Room in the library is available.

6. Set Public Hearing

Kevin Van Vlack made a motion to set a Public Hearing for September 4, 2019 for Modified Regulation 7.1.1.2-Improved lots. Joe Letizia seconded the motion.

John Brown	yes
Steve Hanrahan	yes
Joe Letizia	yes
John Moran	yes
Kevin Van Vlack	yes

7. Approval of Minutes

Kevin Van Vlack made a motion to approve the minutes of the July 10, 2019 meeting as presented. Joe Letizia seconded the motion.

John Brown	yes
Tomas Kavaliausk	yes
John Moran	yes
Gary Mummert	yes
Kevin Van Vlack	yes

8. Enforcement Actions

- 40 Fulton Drive
- 20 Cloverleaf
- 14 Great Meadow

9. **Adjournment**- Kevin Van Vlack made a motion to adjourn the meeting at 8:17 pm. John Brown seconded the motion-**All in favor**