



The Planning Commission

Town of New Fairfield

New Fairfield, Connecticut 06812

MINUTES

Special Meeting Workshop Thursday, August 9, 2018

Plan of conservation and development

New Fairfield Senior Center, Community Service Room

New Fairfield, CT 06812

Commissioners Present:

Ms. Cynthia Ross-Zweig, Chair; Mr. Ernest Lehman Vice Chair

Commissioners Absent:

Mr. Cory Neumann; Mr. Peter Greco; Mr. Patrick Hearty

Alternates Present:

Mr. Jeff Morrell; Mrs. Carolyn Rowan; Mr. Greg Williams

Alternates Absent:

None

Town Officials Present:

First Selectman - Patricia DeIMonaco

Selectman - Khris Hall

Chairman of the Board of Finance - Wes Marsh

Call to Order: 8:22 PM

New Business

Statutes requires that the town file a report every 10 years for conservation and development. There is also to be a review of the plan yearly and update the goals. Substantial updates should be sent to the State.

There are goals currently in the plan that can be amended or removed as needed. However, goals must be in the plan in order to get grants from the State.

The plan is designated under different committees of the town

An email is sent out yearly to all committees for updated goals in the plan. Response is not always received.

Town currently has a 5 year capital improvement plan in place

- Page 131 - Board of Selectmen/Board of Finance: short term goal to assess operations and determine where there are unmet needs and prepare a logical plan for meeting demands of the town for slow/steady growth.

The question presented is if there is a plan to address this need.

Discussion as to what department should be handling this specific issue.

First Selectman recommends that town create an Economic Development Commission to handle issues such as these. This is something that may be put in the goals for the town.

- Another goal is to support the development of social and cultural assets to make the town attractive for younger age groups to settle.

- Discussion of a youth center. Town owns a parcel of land in front of high school (5 acres of land) possible for youth center. It was noted that the parcel is a dangerous area. There is a building on the property now that is being utilized by the Board of Education. Discussion of surveying residence as to what they would like to see. A survey was done 10 years ago and at the time the consensus was for a community service center inclusive of all age groups. There are other infrastructures that are viable spaces that can be used without taking the 5 acre parcel. More discussion to follow in next meeting.

Questions as to programs that are available in the town through Parks and

Rec and the library and if the programs are being used. Do these programs lead the town towards a community center. Does it warrant spending the money to build another infrastructure for a community center?

Discussion of expansion of New Fairfield Day.

Discussion of starting an arts commission.

Discussion of enhancing the Parks and Rec department.

Septic and water impedes the development of downtown.

With a positive referral for the water system (after it goes to town vote) it will make improvements for expansion of the center.

- Recommendation that Candlewood Corners should be studied as potential location for diverse affordable senior housing. It never got to a vote because the proposal that was brought forward had to meet certain parameters for federal funding. Former first selectman changed the design of the structure making it no longer qualify for federal funding. This recommendation will come up again and is being discussed with New Fairfield Housing Trust. Locations are being looked at broadly. October House property (privately owned) may be ideal for this type of housing. Owner has mentioned wanting to change the zone of the house to "commercial".

Mention of incentives to offset rent, maybe not taxing so hard on office equipment, etc.

Pg 142 - inventory and access public street trees.

Russ is trying to get a tree maintenance program in place.

Pg 132 - encourage development of small mixed use developments.

- Improving cell coverage. Northwest Connect is trying to run fiber-optic cable through out towns. This will be coming through towns in the area as a proposal at a large price but may be beneficial for new businesses coming into town for high speed internet and communication.

- Discussion of re-assessing responsibilities of agencies on the Goals and Proposals List. Possibility of naming a "Lead agency" and "Support" columns.
- Discussion of improving tourism and seasonal events.
Discussion of bike race around the lake.
- Town website should be utilized as a vehicle to attract economic development providing connections. Designing of the site is in the works.
- Discussion of free-standing offices in a central location for people to utilize internet services. There are office spaces on Dunham Drive that could be turned into an "incubator" for this type of space.

- Coordinated marketing and advertising has not been done as there is no money available from State tourism office. There are articles that indicate that some of that money will be available at some point

Pg 136 - Pedestrian access enhanced with walkways.

- Lighting on the walkways would be premature at this time until town center is re-vamped.
- Discussion of sidewalks needed from the high school down to town center. There are 5 personal properties that would be impacted by sidewalks.
- Discussion of crosswalks and crossing lights needed on Gillotti Road. Students cross this street and are at risk of being hit.
- Discussion of sidewalks on Marjorie Reservoir. Grants may be available for this project.

Request to reconvene in 1 month. All agreed

Motion to Adjourn:

Ernie Lehman made motion to Adjourn at 9:49 pm

Carolyn Rowan seconded the motion

Approved

AUG 13 2018

Received for Record _____
 at 1^h 13^m 18^s P M and recorded by
P. J. Dohan
 Pamela J. Dohan, Town Clerk, New Fairfield, CT