



# The Planning Commission

Town of New Fairfield

New Fairfield, Connecticut 06812

## MINUTES

### Regular Meeting

Monday, October 23, 2017

Community Room

33 Route 37

New Fairfield, CT 06812

**Commissioners Present:** Ms. Cynthia Ross-Zweig, Chair  
Ms. Lisa Deldin, Vice Chair  
Mr. Ernie Lehman  
Mr. Peter Greco

**Commissioners Absent:** Ms. Kirsten Bennett-O'Rourke

**Alternates Present:** Ms. Olga Nanocchio

**Alternates Absent:** Mr. Louis Giannini  
Mr. Paul Bruno

**Guests Present:** Caroline Rowan

**Town Officials Present:** None

**Call to Order: 7:30 pm**

### Pledge of Allegiance

### Elevate Alternatives

Ernie Lehman made a motion to elevate alternate Olga Nanocchio to voting commissioner. Peter Greco seconded the motion

**Vote: 4-0-0 (Motion Approved)**

### APPROVAL OF MINUTES

Peter Greco made a motion to accept the minutes of the September 25, 2017 Meeting. Lisa Deldin seconded the motion.

**Vote: 5-0-0 (Motion Approved)**

### CORRESPONDENCE & ANNOUNCEMENTS

The Town of Sherman Planning and Zoning Commission sent the Planning Commission a letter informing them of the public hearing being held on November 2, 2017 to propose changes to the Zoning Regulations, New Section: 352, Farming.

Monthly budget report from the Finance Department was reviewed. Commission is on target as expected.

Warranty Deed – Non-Survivorship Draft for Spruce Ridge Craftsmen, Inc. at 35 Ball Pond Road, New Fairfield, CT to the Town of New Fairfield was presented to the Commission. The drafts were sent to the Planning Commission’s lawyer and he is reviewing them prior to the Commission discussing the drafts.

### **PUBLIC COMMENTS**

Caroline Rowan inquired about the look of the sidewalks, whether they will look like the existing sidewalks in town or if they will stay as black asphalt. The Planning Commission’s responded that their understanding was yes, the sidewalks will be stamped to look the same as the existing sidewalks in town. The Commission no longer receives information once they approved the sidewalks and that Caroline would have to inquire with the Town.

### **OLD BUSINESS**

None

### **NEW BUSINESS**

Cynthia Ross-Zweig read a letter from the Town of New Fairfield Conservation Inland/Wetlands Commission. Note Cynthia Ross-Zweig’s name was spelt incorrectly in the letter.

Dear Ms. Ross-Zelwig:

The New Fairfield Conservation Inland/Wetlands Commission (NFCIWC) granted approval on October 6, 2017 to modify the planting plan for the detention basin at Barn Brook Estates. The initial plan calls for planting numerous shrubs around the perimeter of the basin. The revised plan specifies a minimum of five evergreens to be planted at the South end of the basin to screen it from lot’s 5 and 6.

If your Commission has any questions or comments regarding the above mentioned issue, please feel free to contact me.

Sincerely,

Timothy R. Simpkins, Environmental Enforcement Officer

The Planning Commission is requesting additional information from the Conservation Inland/Wetlands Commission. The Planning Commission would like to know the maximum height and specific type of evergreen trees and a map of the exact location of where the trees will be planted.

### **STANDING ITEMS**

Plan of Conservation Development Town Commissions and Goals Update: Cynthia Ross-Zweig spoke with the Board of Education and they requested the Goals from 2014 so they could complete the updated Goals.

### **ADJOURNMENT**

Lisa Deldin made a motion to adjourn the meeting at 8:00pm. Ernie Lehman seconded the motion.

Vote: 5-0-0 (Motion approved)

Respectfully submitted,

Alison P. Lawlor