

THE PLANNING COMMISSION
Regular Meeting Minutes
Monday, January 23, 2017
New Fairfield Community Room
New Fairfield, CT 06812

Commissioners Present:

Ms. Cynthia Ross-Zweig
Ms. Lisa Deldin
Mr. Ernie Lehman

Commissioners Absent:

Mr. Peter Greco
Ms. Kirsten Bennett O'Rourke

Alternate Present:

Alternate Absent:

Mr. Louis Giannini
Mr. Peter Bruno
Ms. Olga Nanocchio

1. **Call to Order:** Meeting called to order by Chair Cynthia Ross-Zweig at 7:41 pm
2. **Pledge of Allegiance**
3. **Appointment of Alternates-** None
4. **Approval of Minutes** December 19, 2016
Lisa Deldin motioned to approve Minutes of December 19, 2016. Ernie Lehman seconded the motion.
Vote taken: 3-0-0 Motion Approved
5. **Correspondence and Communication**
Ms. Ross-Zweig stated that there were there was correspondence about a workshop for Land Use that Planning Commission members could attend that would be educational to keep up with the changing statutes.

Ernie made a motion to amend the Agenda to correct to spelling errors "Leili" and "Alviti". Lisa seconded the motion. 3-0-0 Motion approved
6. **Public Comment** None

Old Business

1. **Lot Line Revision – Paul Leili 18 Bear Mtn Road** Greg White and Attorney Raymond Lubus were present. Evan White, ZEO, was also present. Mr. Lubus stated that he represented the co-applicants the Milovics. Mr. Lubus further explained that there had been structures built by the

applicants on the Milovics' property. The parties seek to do a land swap of equal size parcels so the acreage does not change. There would be no adverse affect on the drainage or sanitation. The swap would correct a prior zoning issue.

Cynthia and Lisa disclosed their knowledge of the Milovics, and Ernie disclosed his knowledge of the Leili family. Evan White disclosed his grandfather once owned the property. Neither Mr. Lubus nor Mr. White had any objection to the Planning Commission moving forward without any recusals.

Lisa made a motion to approve the Lot Line Revision for 18 Bear Mtn Rd. Ernie seconded the motion. 3-0-0 Motion approved

2. **Discussion of the POCD Town Commission and Board Goals:** Cynthia sent a second request to the BOS to meet and was told maybe sometime in February. A letter from the Planning Commission was sent to BOS requesting an extension for which to provide the POCD update per statute.

Lisa Deldin made a motion to pend review of POCD Board and Commission goals until February 2017 meeting. Ernie Lehman seconded the motion. 3-0-0

New Business

1. **8-24 referral, Turf Field, Evan White ZEO New Fairfield, Noah Alviti** Lisa disclosed that the Alvitis, Noah parents, have been a client of hers and would recuse herself if so requested. Cynthia disclosed that she works for the Board of Education. No one objected to Lisa's and Cynthia's continued participation.

Noah Alviti, Evan White, and Ray Lubus discussed the desire to construct a turf field on the property that is part of the High School, located to the rear and right of the what's known as the Junior Parking lot, and behind the Rebel Turf Field. This field would be constructed at no cost to the tax payers. There would be a two foot retaining wall between the field and the property lines of the Rita Drive homeowners. There will be approximately 575 yards between the field and the Rita Drive property lines. Use of the field for non-school events would be pay to play in order to collect funds to maintain the property.

The field would be named in memory of John Pendergast, Jr..

Lisa made a motion to for a positive 8-24 referral to the BOS with respect to the construction of this field. Ernie seconded the motion. 3-0-0 Motion approved

Standing Items

1. **Open Subdivision Log** Pend until next meeting.

Adjournment

Lisa made a motion to adjourn. Ernie seconded the motion. 3-0-0 Motion approved. Meeting adjourned at 8:11pm.

Respectfully submitted

Lisa Deldin
Vice Chair

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at 4 39 m P M and recorded by
Pamela J. Dohan, Town Clerk, New Fairfield, CT