



The Planning Commission

Town of New Fairfield
New Fairfield, CT 06812

MINUTES

Regular Meeting

Monday, February 23, 2015

New Fairfield Community Room

New Fairfield, CT 06812

Commissioners Present:

Ms. Cynthia Ross-Zweig, Chair,
Ms. Lisa Deldin
Ms. Kirsten Bennett-O'Rourke

Commissioners Absent

Mr. Paul Bruno
Mr. Peter Greco

Alternates Present: Mr. Ernie Lehman

Town Officials Present: None

1. Call to Order: Meeting called to order by Chair Cynthia Ross-Zweig at 7:34 pm

2. Pledge of Allegiance

3. Appointment of Alternates- Lisa Deldin motioned to elevate Ernie Lehman to full member status for the purpose of tonight's meeting. Kirsten Bennett-O'Rourke seconded the motion.

Vote: 3-0-0 Motion approved unanimously

4. Approval of Minutes

December 15, 2014

MOTION

Lisa Deldin motioned to approve Minutes of December 15, 2014. Ernie Lehman seconded the motion. Vote taken:

4-0-1 Motion Approved Unanimously

5. Correspondence & Communication

Ms. Ross-Zweig reviewed Correspondence & Communication.

The Commission discussed the CT Land Use Law Seminar on March 21, 2015.

6. Public Comment

None

OLD BUSINESS

1. Fairchild Re-Subdivision; 62 Route 39; John and Pamela Fairchild owner; Artel Engineering; Bob Williams agent.

Mr. Mark Kornhaus approached the Commission. Mr. Kornhaus reviewed the Application check list.

Mr. Kornhaus submitted the letter from the New Fairfield Health Department with no objection. Mr. Kornhaus reviewed the re-subdivision application.

MOTION

Kirsten Bennett-O'Rourke motioned to set the Public Hearing for the Fairchild Re-Subdivision 62 Route 39. Lisa Deldin seconded the motion. Vote taken.

4-0-1 Motion Approved Unanimously

Public Hearing set for the next regular meeting March 23, 2015.

NEW BUSINESS

1. Referral for Zoning Commission – Change in Regulations Accessory Structures / Barns adding section 3.0.10 Barns

Cynthia Ross-Zweig read the proposed changes to the Regulations into the record. The Commission discussed. The Commission was concerned there was no minimum size stated.

The Commission reviewed the Accessory building regulation for sheds.

MOTION

Lisa Deldin motioned to return a positive referral to the Zoning Commission for the proposed regulations RE: Barns. Mr. Lehman seconded the motion. Vote taken:

4-0-0 Motion Approved Unanimously

MOTION

Ernie Lehman motioned to add the Bond Release for spruce Ridge Estates Common Driveway lot 8 and 9, Diane Brown to the Agenda. Lisa Deldin seconded the motion Vote taken:

4-0-0 Motion Approved Unanimously

Cynthia Ross-Zweig read a letter from the Town Engineer, Tony Iadorola into the record recommending the release of \$44,900.00 bond for Spruce Ridge Estates.

MOTION

Lisa Deldin motioned to send a positive referral to the Board of Selectmen recommending the release of \$44,900.00 bond.

4-0-0 Motion Approved Unanimously

2. DISCUSSION – Commission meeting with the new Land Use Attorney

Cynthia Ross-Zweig asked the Commission when they would like to meet with the new Land Use Attorney. The Commission discussed and decided the next regular meeting. Ms. Ross-Zweig will contact the Attorney and ask him to attend the meeting.

3. REVIEW – Yearly review of POCD goals as outlined in POCD.

The Commission reviewed how to follow-up on the action items on the POCD. The Commission discussed and decided to ask the new Land Use attorney how best to comply with the new State Statute.

Adjournment

Lisa Deldin motioned to adjourn the meeting. Kirsten Bennett-O'Rourke seconded the motion
Vote: 4-0-0 Motion carried unanimously

Meeting adjourned at 8:22 p.m.

Respectfully submitted

Lyn Sheaffer
Planning Commission Secretary