



# The Planning Commission

Town of New Fairfield  
New Fairfield, CT 06812

## MINUTES

### Regular Meeting

Monday, March 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 7:35 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**  
*February 23, 2014*

#### MOTION

Lisa Deldin motioned to approve Minutes of February 23, 2015. Ernie Lehman seconded the motion. Vote taken:

**4-0-0 Motion Approved Unanimously**

## **5. Correspondence & Communication**

Cynthia Ross-Zweig read a letter from the Sherman Planning and Zoning Commission re: Amendments to their Zoning Regulations. Ms. Ross-Zweig read the changes into the record.

Ms. Ross-Zweig read a letter dated 2/26/15 from Western Connecticut Council of Governments re: WCCOG North Office. Ms. Ross-Zweig read the new guidelines for the referral process as the WCCOG is now serving all 18 municipalities.

The Commission Penned a discussion of the letter to a later date. Secretary to scan changes to Commission members for review.

## **6. Public Comment**

None

## **PUBLIC HEARING**

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

#### MOTION

Lisa Deldin motioned to open the Public Hearing for Fairchild Re-Subdivision.

#### MOTION

Lisa Deldin motioned to amend the agenda to read "Artel" Engineering. Ernie Lehman seconded the motion. Vote taken:

4-0-0 Unanimous.

Kirsten Bennet-O'Rourke seconded the motion to open the Public Hearing. Vote taken

4-0-0 Unanimous

Mark Kornhaus, Artel Engineering, Brookfield approached the Commission.

Cynthia Ross-Zweig read a letter dated March 23, 2015 from Evan White, New Fairfield ZEO there was no issue with the property meeting the R-44 code requirements.

Mr. Kornhaus reviewed the proposed sub-division. Lot B is 1.3 Acres and lot A is 1.6 Acres. Mr. Kornhaus reviewed improvements to lot B a separate well and septic system. He stated the application had received Inland Wetlands approval 12/6/14 and the permit was issued 1/12/15.

Ms. Ross-Zweig stated there were no letters from the Town Engineer or Fire Marshall received.

Mr. Kornhaus stated the Open Space requirement was not required because the property was being transferred to a relative.

PUBLIC COMMENT

Carol Parker, 68 Rte. 39 stated she was here to review the process and how it works.

MOTION

Mr. Lehman motioned to extend the Public Hearing to the next regular meeting April 27, 2015. Lisa Deldin seconded the motion. Vote taken:

4-0-0 Unanimous.

**OLD BUSINESS**

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

Public Hearing continued to next regular meeting.

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

Cynthia Ross-Zweig is working on a date with the Attorney.

**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 8:12 p.m.

Respectfully submitted

Lyn Sheaffer

Planning Commission Secretary