



The Planning Commission

Town of New Fairfield
New Fairfield, CT 06812

MINUTES

Regular Meeting

Monday, September 28, 2015

New Fairfield Community Room

New Fairfield, CT 06812

Commissioners Present:

Ms. Cynthia Ross-Zweig
Ms. Lisa Deldin
Mr. Peter Greco
Mr. Paul Bruno

Alternates Present: Mr. Ernie Lehman

- 1. Call to Order:** Meeting called to order by Chair Cynthia Ross-Zweig at 7:33 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. Peter Greco seconded the motion.
Vote: 4-0-0 Motion approved unanimously

4. Approval of Minutes

August 24, 2015

MOTION

Peter Greco motioned to approve Minutes of August 24, 2015. Paul Bruno seconded the motion. Vote taken:
4-0-1 Motion Approved

5. Correspondence and Communication

_Ms. Ross-Zweig reviewed correspondence and will wait to the Agenda Item re: Sr. Housing to review the correspondence.

6. Public Comment

Thomas Riley, 40 Rita Drive spoke in opposition to the Sr. Housing Project. He submitted a petition signed by 85 residents of New Fairfield in opposition. He felt the project would have a negative effect on the neighborhood, and the property in question should be held for the school. Asked the Planning Commission to send a negative referral.

Scott Debellis, 45 Rita Drive also felt the project would have a negative effect on the neighborhood, as well as pose a risk for students and staff. He was also concerned the HUD funding would allow non New Fairfield residents.

Tom Nicholson, 10 Rita Drive felt the project would be too high an impact and the site was not appropriate.

Ray Fund, 12 Rita Drive, was concerned for the future of the neighborhood.

Chris Antell, 15 Rita Drive, expressed concern about drainage and the character of the neighborhood. He asked the Commission to return a negative referral.

NEW BUSINESS

1. New Fairfield Housing Trust Lease of municipally owned land for the purpose of constructing 30 affordable elderly rental housing units.

Ms. Ross-Zweig read correspondence into the record from New Fairfield Housing Trust RE: Lease of Town Property.

Ms. Ross-Zweig read letters in opposition. From Alexander & Elizabeth Thompson. 56 Rita Drive. She also read a letter into the record from Thomas R. Riley, Architect in opposition.

Ms. Ross expressed concern if the project would be in violation of the aquifer protection area.

Susan Chapman, First Selectman asked the Commission for an 8224 referral. She explained the process of public hearing and town referendum.

Maureen Salerno, President, New Fairfield Housing Trust approached the Commission. Ms. Salerno reviewed the history of the proposal. She explained the first step is securing land and then they would need an engineering study to see if the property is viable, then they would apply to the state for funding. She felt the Project is in line with POCD.

Mr. Bruno read the Zoning Regulations for MFDE site eligibility criteria. The regulation stated senior housing should be within 1,500 feet from town center or there is a requirement to provide transportation services.

Ms. Ross-Zweig asked the Commission if they would consider a site walk. The Commission agreed.

MOTION

Mr. Greco motioned to schedule a site walk. Ms. Deldin seconded the motion. Vote taken:
5-0-0 Motion carried unanimously.

Special Meeting Site Walk scheduled for Saturday October 10, 2015, 10:00 a.m. The Commission will meet at Company A Fire Dept.

MOTION

Mr. Lehman motioned to continue request to next meeting. Mr. Greco seconded the motion. Vote taken:
5-0-0 Motion carried unanimously.

MOTION

Mr. Greco motioned to adjourn. Ms. Deldin seconded the motion. Vote taken:
5-0-0 Motion carried unanimously.

Meeting adjourned at 9:35 p.m.

Respectfully submitted

Lyn Sheaffer
Planning Commission Secretary