

**ZONING COMMISSION TOWN OF NEW FAIRFIELD**  
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***NEW FAIRFIELD ZONING COMMISSION***

***NEW FAIRFIELD PLANNING COMMISSION***

***NEW FAIRFIELD INLAND WETLANDS/CONSERVATION COMMISSION***

**MINUTES**  
**Special Meeting**  
**Workshop**

May 28, 2009

New Fairfield Library Community Room  
7:30 p.m.

**PRESENT**

ZONING: Faline Schniederman Fox, Chairperson, John Moran, Vice Chairperson, Joe Letizia, Maria Horowitz, Zoning Enforcement Officer, Lyn Sheaffer Secretary

**PLANNING**

Susan Chapman, Mike Daood, Vice Chair, Gregory Porpora, Bob Murtha, Laurie Bussie Secretary.

**INLAND WETLANDS/CONSERVATION**

Patricia Del Monaco, Chairman, (until 7:58pm) Gerry Schwalbe, Thomas Quigley, and Jennifer Licht (until 7:58pm)

**Call to Order**

Meeting called to order at 7:07 p.m. by Zoning Chair , Faline Schniederman Fox

Ms. Del Monaco discussed procedural issues with proposed zoning regulations 6.5 and 6.7. Storm Water Management and Erosion Control issues should be the burden of the Inland/Wetlands Commission and it is inefficient for two commissions to review the same issues. She would like to see applications that need to go before her commission excluded from these proposed zoning regulations. The Commissions discussed adding verbiage to the proposed zoning regulations that it is up to the Zoning Commission to request a review of the Inland/Wetlands Commission.

Mr. Schwalbe distributed comments, the Commissions reviewed each and discussed.

**Ground Water Protection Permit**

Susan Chapman discussed zoning regulation 5.2.7, Ground Water Protection Permit. The commissions discussed what board would issue the permit. Ms. Fox stated the Zoning Commission for the Aquifer Protection district.

Ms. Del Monaco & Ms. Licht left the meeting at 7:58 p.m.

### **Open Space and Open Space District**

The Commissions discussed a general definition of Open Space added to the “definitions” section of the proposed zoning regulations. Discussion followed, the Zoning Commission did not want to add this because they are afraid it may cause confusion with the Open Space District.

The Commissions reviewed the Table of Zoning Requirements regarding The Open Space District (Vaughn’s Neck). Ms. Fox cautioned the Commissions to find something that is reasonable to impose on a district that will hold up in court. If they limit the use of somebody’s land so much that it is considered unreasonable it will not hold up in court. The Commissions Discussed.

### **Conservation Subdivisions**

If the proposed zoning regulations are passed then the Planning Commission will have to update their Regulations to include Conservation Subdivisions. The Commissions agreed that if there are 10 or more buildable acres with 5 or more lots a developer will be required to submit a traditional subdivision plan as well as a Conservation Sub-division plan.

The Commissions discussed the definition of Buildable Area. This does not include ridgelines unless they are ledge. The Planning Commission would like to see some kind of regulation that protects the ridgelines.

### **Density Based Zoning Calculations**

The Planning Commission requested in section 9.3 Density Based Zoning Calculations. The term “mandatory 20% Open Space” removed. The Commissions discussed. The verbiage will be changed to read “any mandatory open space, and for this example 20% is used”.

Meeting adjourned at 8:50pm.

Respectfully Submitted

Lyn Sheaffer  
Zoning Commission Secretary