

**ZONING COMMISSION  
TOWN OF NEW FAIRFIELD  
4 BRUSH HILL ROAD  
NEW FAIRFIELD, CT 06812  
PHONE: 203-312-5646**

**MINUTES  
Zoning/Planning Workshop  
January 26, 2008**

New Fairfield Library Community Room  
9:00 a.m.

**PRESENT:**

**Zoning Commission:** Faline Schniederma-Fox, Chairman, Joe Letizia, Kevin VanVlack, Patrick Hearty, John Moran, Vice Chairman, Maria Horowitz, Zoning Enforcement Officer, Lyn Sheaffer, Secretary.

**Planning Commission:** Susan Chapman, Chairman, Paul Bruno, Roger wise, Tom Corbett, Greg Porpora, Bob Murtha, Laurie Busse, Secretary

**1. Call to Order**

Meeting called to order at 9:07 a.m. by Zoning Chairperson Faline Schniederma-Fox.

Ms. Fox explained the topic they would discuss this morning would be the Conservation Subdivision regulations. She reviewed the history of the proposed regulations.

She reviewed page 21, *Table of Zoning Requirements*

Ms. Fox explained page 50, Section 3.7 allows the Planning commission when reviewing a development to modify minimum lot size, minimum road frontage, setbacks, maximum building area to encourage permanent preservation of open space.

Ms. Chapman asked if the Planning Commission asks a builder to come in with 2 plans what is the benefit to the builder.

Ms. Fox explained they would be permitted to make a smaller road, more flexibility to move structures closer together giving them a benefit in marketing as well because the owner would only be taxed on 1 acre but would have open space.

Mr. Parpora asked if the wetlands property would be subtracted before calculation of 30-50%. Mr. Moran stated no, can't subtract unusable land. The commissions discussed.

Ms. Fox reviewed section 3.7.1E She explained this regulation was limited. If a builder gives you 30% open space you may reduce the setbacks by 30%. If they give you 50% you may reduce to% it's commensurate.

Ms. Fox explained section 9.3. Density based zoning regulations will also affect Planning.

Ms. Chapman asked how w=this would affect the size of a house.

The Commissions did the calculations: On a 1 acre lot you could build a 3,500 sq. ft. house with 2 stories for a total of 7,000 sq. ft.

Ms. Fox explained the goal is not to reduce the size of the house the point is to modify lot size and setbacks to preserve open space land.

Ms. Chapman asked what does mandatory 20% mean. Planning can go up to 20% or fee in lieu of or a combination thereof. The Commission's discussed.

Ms. Fox explained the example is not saying it is a mandatory 20% but that's how the numbers were derived.

Mr. Moran stated you cannot take fee in lieu of in a conservation subdivision because that would defeat the purpose.

Mr. Corbett expressed concern that the Zoning Commission was encroaching on territory that Planning commission was always charged with.

Ms. Fox explained the conservation subdivision was giving Planning more flexibility not taking power away. You make the decision; we're just trying to give you more flexibility.

Mr. Porpora asked if Planning approved something could Zoning reverse it... Ms. Fox stated no, we ask if you meet regulations or not.

Mr. Moran explained the Zoning commission cannot vary our own regulations. You either meet them or not.

Ms. Chapman asked if density based zoning is just for conservation subdivisions. Ms. Fox stated no, that would apply to any raw land.

Ms. Chapman was still concerned about the 20% mandatory

Ms. Fox stated the zoning Commission would need to talk to a planner to check percentages. The optional 20% may affect the 7.0 and 3.5 multipliers. She stated the goal was to have no conflict between Zoning and Planning regulations.

Ms. Chapman asked about the ground water protection permit. Is this an additional permit Planning needs to ask for?

Ms. Fox stated yes, need to add to the application process.

Ms. Chapman asked if these changes are adopted would Planning need to re-write any regulations. Ms. Fox stated no, it's a Zoning issue.

Meeting adjourned at 9:55 a.m.

Respectfully Submitted

Lyn Sheaffer, Zoning Commission Secretary.  
Zoning/Planning Commission Workshop 1/26/08

