

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

MINUTES  
**Public Hearing**  
January 24, 2008

New Fairfield High School Cafeteria  
7:30 p.m.

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

**1. Call to Order**

Meeting called to order at 7:39 p.m. by Vice chairman John Moran. He explained Chair, Ms. Fox had laryngitis and he would run the meeting. He also explained the meeting would go to at the latest 9:30 p.m. and if need be continue the public hearing into February. He stated there were 2 guest speakers and then he would open up the meeting for public comment.

**John Rosen, Connecticut NEMO Program, University of Connecticut.**

Mr. Rosen explained he was there this evening to discuss impervious surfaces and storm water runoff. He explained NEMO was an educational group that goes to municipalities and provides educational opportunities regarding impervious surfaces and storm water runoff.

Mr. Rosen explained impervious surfaces are asphalt, cement, roofing, etc, surfaces that do not allow water to soak in. He explained an increase in impervious surfaces create more storm water runoff. He reviewed the differences between a forested landscape and a highly developed area. He stated the intensity of land use affects the quality of water.

Mr. Rosen reviewed the thresholds for water (stream) quality. He reviewed the Jordan cove research and demonstration project in Waterford, CT. The project compared the runoff from a LID (low impact development) to a traditional development. They monitored the study for over 10 years. They found the LID cluster produced a lot less runoff than the traditional development.

He reviewed the key strategies:

1. Reduce impervious cover where practical.
2. Disconnect impervious coverage from water body
3. Minimize additional disturbance
4. Install engineered BMP to reduce runoff.

### **Larry Marcicano, Candlewood Lake Authority**

Mr. Marcicano reviewed why Candlewood Lake Authority (CLA) is involved in the revision of zoning regs. He explained the CLA is charged with 1. Public Safety. 2. To help 5 towns protect Candlewood Lake.

Mr. Marcicano reviewed the action plan risk factors. He also reviewed the action plan for preserving Candlewood Lake.

Mr. Marcicano explained the lake does show pressure of increased development

### **Public Comment**

#### **Ms. Cynthia Stevens, Ball Pond Advisory Committee**

Ms. Stevens spoke about runoff into Ball Pond. She stressed the importance of decreasing impervious surfaces. She expressed a problem with enforcement. She also felt there should be a full-time dedicated Environmental Enforcement Officer.

#### **Mr. Jerry Brown, Bogus Hill**

Mr. Brown felt the footprint of developed lots should be grandfathered. He also would like to see a dimension of a footprint of ¼ acre lot in the regulations. He felt there is nothing done to deal with runoff from the roads.

#### **Steve Trinkus, Consulting Engineer, expert in Low Impact Development**

Mr. Trinkus felt the intent was going in the correct way., however the storm water regulations are not clearly defined enough. He suggested a storm water manual for the town. He also suggested putting storm water management in a different area of the regulations.

#### **John McGirk, President Candlewood Isle Assoc.**

Mr. McGirk explained the major area he was concerned about was how to upgrade and renovate houses on Candlewood Isle. He felt the footprint should be grandfathered. He also felt the entire watershed should be included in the new district.

#### **Michael Petricelli, Candlewood Knolls**

Mr. Petricelli is a new owner on the lake at Candlewood Knolls. He echoed the feelings of Candlewood Isle. He bought an 80 year old house what if he wants to knock it down to make it more functional and energy efficient.

#### **Jim Ogden, Candlewood Knolls, President**

He felt 4-5 houses a year go before zoning. There are 230 houses in the Knolls. He didn't feel it was going to make a difference and asked if they could do things on a community basis.

#### **Bob, Candlewood Isle**

He felt the Commission should get a group together with representatives from each waterfront district to have a workshop meeting.

Ms. Fox thanked everyone for coming. She explained the Commission has had 28 workshops over 3 ½ years and maybe had 5 people in 2 or 3 of the meetings. She stated the Commission would take what was said under advisement. She explained this was not the end of the process and the Commission would continue the Public Hearing.

The next session of the Public Hearing will be in the newspaper.

Ms. Fox reported there was a joint Planning/Zoning workshop planned for Saturday morning to discuss conservation subdivisions at the Senior Center 9:00 a.m. No Public comment would be taken but the public was invited.

Ms. Fox thanked Mr. Marcicano and Mr. Rosen for coming tonight.

Meeting adjourned at 10:05 p.m.

Respectfully Submitted

Lyn Sheaffer, Zoning Commission Secretary.