



The Planning Commission

Town of New Fairfield

New Fairfield, Connecticut 06812

MINUTES

Regular Meeting

Monday, January 27, 2014

Community Room at 33 Route 37

New Fairfield, CT 06812

Commissioners Present: Ms. Cynthia Ross-Zweig, Chair
Ms. Lisa Deldin, Vice Chair
Mr. Peter Greco

Commissioners Absent: Mr. Paul Bruno
Ms. Kirsten Bennett-O'Rourke

Alternates Present: Mr. Ernie Lehman

Alternates Absent: None

Guests Present: Attorney Michael Halloran, Day Pitney LLP
Michael Looney, Milone and MacBroom

Town Officials Present: None

Call to Order: 7:39 pm

Pledge of Allegiance

Appointment of Alternates- Lisa Deldin made a motion to elevate Ernie Lehman to full member status for the purpose of tonight's meeting. Peter Greco seconded the motion.

Vote: 3-0-0 (Motion approved)

Approval of Minutes

December 16, 2013- Regular meeting- Peter Greco made a motion to approve the minutes of the December 16, 2013 regular meeting as presented. Lisa Deldin seconded the motion.

Vote: 4-0-0 (Motion approved)

Correspondence and Announcements

Chairman Cynthia Ross-Zweig read a letter from former Finance Director Jay Waterman regarding the procedures for the budget for the 2014-2015 fiscal year. Cynthia will check with

the Selectmen's office regarding information specifically pertaining to the Planning Commission's budget.

Public Comment

Resident Kevin Hart spoke of the proposed change to the signage regulations for the town.

Land Record Information Form

Chairman Cynthia Ross-Zweig noted that the Planning Commission received information from Aquarion Water Company asking them to sign a map showing a lot line revision.

Attorney Michael Halloran from the firm Day Pitney LLP spoke on behalf of Aquarion Water Company and noted that there were discussions with the town's Land Use Attorney Jim Strub recommending that the Planning Commission approve the "Land Record Information Form". The Planning Commission reviewed the "Land Record Information Form" drafted by Attorney Strub.

Lisa Deldin made a motion to adopt the "Land Record Information Form" created by Land Use Attorney James Strub and approve the recording of the deed and map as requested on the map as "21778S.F. or 0.500Ac" in the Town of New Fairfield. Peter Greco seconded the motion.

Vote 4-0-0 (Motion approved)

Discussion of the Plan of Conservation and Development

Mike Looney from the firm of Milone and MacBroom presented the board with a draft copy of the Plan of Conservation and Development for the town of New Fairfield that will be completed this spring. This was inclusive of the survey results with over 346 residents participating in this survey.

The draft of the Plan of Conservation and Development also included demographics for New Fairfield including Housing, Economic Development and maps of the town. This was compared to the state Plan of Conservation and Development as well as information from HVCEO.

Mr. Looney spoke of the timeline for the approval for the POCD and noted that he will forward a copy of the draft to Land Use Attorney Jim Strub. It was suggested that the draft be reviewed by boards and commission in town. The commission discussed the possibility of calling a special meeting to get feedback from residents as well as members of boards and commissions.

Mr. Looney thanked the entire Planning Commission for all their hard work with the Plan of Conservation and Development. Chairman Cynthia Ross-Zweig thanked Mr. Looney and the consulting firm of Milone and MacBroom for all their work on the Plan of Conservation and Development.

Open subdivision log

Lisa Deldin made a motion to table the update of the open subdivision log until the next regular meeting. Peter Greco seconded the motion.

Vote 4-0-0 (Motion approved)

Milone and MacBroom Invoices

Lisa Deldin made a motion to approve for payment invoice #65664 in the amount of \$5,500 and invoice #66014 in the amount of \$5,250 dated December 9, 2013 for consultant services for Milone and MacBroom for the Plan of Conservation and Development. Peter Greco seconded the motion.

Vote 4-0-0 (Motion approved)

Zoning Commission proposed change to signage regulations

Cynthia Ross-Zweig read a memo from Zoning Enforcement Officer Tom Gormley regarding a Public Hearing held by the Zoning Commission relative to a petition to request a change to signage regulations for Section 4.2 “Neighborhood Business District”. The Zoning Commission decided to continue this Public Hearing until February 6, 2014 and to refer this proposal to the Planning Commission for review prior to the final decision by the Zoning Commission.

The commission discussed the current and the proposed signage regulations.

Cynthia Ross-Zweig made a motion to give a positive referral to the request from the Zoning Commission dated January 10, 2014 regarding signage regulation Section 4.2.8B for Section 4.2 Neighborhood Business District from two square feet to eight square feet. Lisa Deldin seconded the motion.

Vote 4-0-0 (Motion approved)

Discussion of Connecticut DEEP modification of general permits for Water Resources Construction Activities

Cynthia Ross-Zweig read a letter from CT DEEP that was forwarded to the commission from the New Fairfield Town Clerk. This letter is a notice of intent to modify the general permit for water resources construction activities for compliance with 2013 legislative changes. The current general permit is available on the “Permits & Licenses” webpage of the department’s website at <http://www.ct.gov/deep> and the proposed modifications may be viewed on the department’s Public Notice webpage at <http://www.ct.gov/deep>

Planning Commission vacancies

Cynthia Ross-Zweig noted that there were two vacancies for alternate members on the Planning Commission.

Adjournment – Lisa Deldin made a motion to adjourn the meeting at 8:50pm. Peter Greco seconded the motion.

Vote 4-0-0 (Motion approved)