



# The Planning Commission

Town of New Fairfield  
New Fairfield, CT 06812

## MINUTES

### Public Hearing

Monday, August 4, 2014

New Fairfield Community Room

New Fairfield, CT 06812

#### Commissioners Present:

Ms. Cynthia Ross-Zweig, Chair,  
Ms. Lisa Deldin  
Mr. Peter Greco,

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

**Alternates Present:** Mr. Ernie Lehman

**Alternates Absent:** None

**Guests Present:** Mr. Michael Looney and Ms. Carla Meyers, Milone & MacBroom

**Town Officials Present:** Town Engineer Tony Iadorola

**1. Call to Order:** Meeting called to order by Chair Cynthia Ross-Zweig at 7:05 pm

**2. Pledge of Allegiance**

**3. Public Comment**

None

**4. 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**

## PUBLIC HEARING

The New Fairfield Plan of Conservation and Development

Mr. Michael Looney, Milone & MacBroom approached the podium. Mr. Looney gave a brief summary of the Plan update started in January of 2013. He reviewed how they developed the Plan for the next 10 years.

Mr. Looney reviewed the recommendations brought forth by the Plan of Conservation and Development including:

1. Develop an Open Space Action Plan
2. Need to upgrade and expand some municipal facilities.
3. Plan for changing enrollment in the school system.
4. Possible bike ways.

Mr. Looney explained in the next 2 months he will be finalizing the document and present it to the Planning Commission for them to present to the Town.

Mr. Looney stated Mr. John Hodge and Wes Marsh, Finance Committee provided testimony that they would take into consideration in their final revision. Mr. Looney read a letter into the record from HVECO with no objections.

Cynthia Ross-Zweig thanked Mr. Looney for all his hard work.

#### MOTION

Cynthia Ross-Zweig motioned to open the Public Hearing. Lisa Deldin seconded the motion. Vote taken:

**4-0-0 motion carried unanimously**

Chris Antella expressed concern about Hidden Valley, he asked for protection.

Questions were asked if the greenway that was stated that in the previous POCD is still being considered.

Cynthia Ross-Zweig noted that in the draft there were some errors on demographics and percentages were incorrect. Mr. Looney stated he had her concerns in his notes and the changes will be incorporated in the final draft.

Cynthia Ross-Zweig what comments Mr. Hodge & Mr. Marsh from Finance had made.

Mr. Looney reported:

Mr. Hodge's comments

1. Need to be careful with tax incentives for first time home buyers
2. Affordable housing & tax relief for seniors was very important during his term.
3. How to address the space needs in Town Hall especially the Town Clerk's office
4. Great Hollow Property is currently on the market, look at a town purchase.

Mr. Marsh's comments

1. Mr. Marsh addressed some typographical errors
2. He felt the list of Action Items was too long and suggested combining some elements.
3. He would like more attention focused on specifics like the community facilities, town vault and Vaughn's Neck.

Cynthia Ross-Zweig asked Mr. Looney to explain the list of Action Items. He explained it is a list of goals, objectives, recommendations and actions that are supposed to be met in the next 10 years. This is given to the town departments that are responsible for the action. The list is broken up into 3 parts. Short term: 1-3 years; Mid-term: 4-6 years and Long-Term 7-10 years.

Cynthia Ross-Zweig asked for input. She suggested leaving the Public Hearing open for 30 days, can close in September. She asked Mr. Looney if a final draft would be ready for the September 22, 2014 regular meeting. He felt that would be adequate time.

#### MOTION

Cynthia Ross-Zweig motioned to pen the Public Hearing for the POCD to the September 22, 2014 meeting. Lisa Deldin seconded the motion. Vote taken:

**4-0-0 motion carried unanimously**

**Adjournment**

Lisa Deldin motioned to adjourn the meeting. Peter Greco seconded the motion

**Vote: 4-0-0 Motion carried unanimously**

Meeting adjourned at 8:40 p.m.

Respectfully submitted

Lyn Sheaffer

Planning Commission Secretary