



# The Planning Commission

Town of New Fairfield  
New Fairfield, CT 06812

## MINUTES

### Public Hearing

Monday, September 22, 2014

New Fairfield Community Room

New Fairfield, CT 06812

#### Commissioners Present:

Ms. Cynthia Ross-Zweig, Chair,  
Ms. Lisa Deldin  
Mr. Peter Greco  
Mr. Paul Bruno (7:40 p.m.)

**Commissioners Absent:** Kirsten Bennett-O'Rourke.

**Alternates Present:** Mr. Ernie Lehman

**Alternates Absent:** None

**Guests Present:** Ms. Carla Meyers, Milone & MacBroom

**Town Officials Present:** None

- 1. Call to Order:** Meeting called to order by Chair Cynthia Ross-Zweig at 7:30 pm
- 2. Pledge of Allegiance**
- 3. 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: 5-0-0 Motion approved**
- 4. Minutes**

#### MOTION

Lisa Deldin motioned to accept the minutes of 8/25/14 with the following corrections: Voting record on all motions be changed to 4-0-0. Ernie Lehman seconded the motion

**Vote: 5-0-0 Motion Approved**

## 5. Public Comment

Gail Lehman, Library Board approached the Commission. She stated she was pleased the way the library was represented, however she asked to make a change on Pg. 83. She asked under "Facilities" the following sentence be added to alleviate confusion. *"This grant applies to ADA Compliance, building upgrade and mechanical systems."*

Peter Hern, New Fairfield approached the Commission. He reviewed his proposal for long term goal to develop hiking/biking trail along Margerie Reservoir. The Commission felt that was an excellent idea especially because the High School/Middle School is now a closed campus, allowing no access to the track during school hours. The Commission discussed and felt the proposal would fit on the bottom of pg. 141 under Community Infrastructure. Mr. Hern explained there is a better chance of getting state funding are better if the proposal is included in the POCD.

## PUBLIC HEARING

The New Fairfield Plan of Conservation and Development

### MOTION

Lisa Deldin motioned to re-open the Public Hearing for discussion on the POCD. Paul Bruno seconded the motion.

**Vote: 5-0-0 Motion Approved.**

Carly Meyers, Milone & McBroom approached the Commission. She reviewed the changes made since the last meeting.

- Pg. 41 – The percentages were updated to Fiscal Year 2013.
- Future open space & greenways – Shading for Hidden Valley coded as Open Space
- Pg. 73 – Marjorie Reservoir indicated as desired Open Space, can add recommendation to add bike/trail system
- Library section – can add changes to reflect Ms. Lehman's suggestions
- Pg. 134 – remove action item re: first time home buyers getting tax breaks

Cynthia Ross-Zweig read a letter from the Larry Marciano, Candlewood Lake Authority in to the record. She explained they included a CD on how to best protect Candlewood Lake. She gave the CD to Ms. Meyers to review.

### MOTION

Peter Greco motioned to close the Public Hearing. Lisa Deldin seconded the motion.

**Vote: 5-0-0 Motion Approved.**

## OLD BUSINESS

### **Wild Turkey Estates, Revised Plan reflecting lot line, location of house and shortening of common driveway, Pro Construction, LLC, Jacques Proteau.**

Cynthia Ross-Zweig stated she had received correspondence from the Town Engineer and he had not yet had a discussion with Mr. Proteau's engineer. He felt there were some grading issues.

Application penned to next meeting.

## POCD – Discussion of Timetable

Cynthia Ross Zweig explained once the final draft is received, she will draft a cover letter on New Fairfield Letterhead. Once the letter is signed it will be shipped to the State for approval. She explained it does not need to go to the Board of Selectmen.

## NEW BUSINESS

### **Referral for Zoning Commission for Relocation of Dunkin Doughnuts to Brush Hill Road, ECB Realty, LLC Applicant – Referral for Zoning**

Cynthia Ross-Zweig read a letter from Tom Gormley, Zoning Enforcement Office into the record re: relocation of Dunkin Donuts to 7-9 Brush Hill Road. She stated they were also in receipt of a traffic study and drainage maps.

The Commission reviewed the application. Peter Greco expressed concern over the traffic especially in the morning

Lisa Deldin stated the Commission needs to figure out what their responsibility is. Cynthia Ross-Zweig felt they didn't have enough information to make a decision on a referral. The Commission agreed.

Secretary to draft a letter to the Zoning Commission stating they need additional information prior to making decision on a referral. They requested a representative come and review the application so they can make a clear decision.

Penned to next regular meeting

Ernie Lehman stated the Commission needs to start thinking about charging fees. Cynthia Ross-Zweig explained once we have a Town Attorney she will request their attendance at a meeting for a discussion and their advice. She felt Tony Iadorola's input would be valuable as well.

### **Adjournment**

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

**Vote: 5-0-0 Motion carried unanimously**

Meeting adjourned at 8:36 p.m.

Respectfully submitted

Lyn Sheaffer  
Planning Commission Secretary