



The Planning Commission

Town of New Fairfield

New Fairfield, Connecticut 06812

MINUTES

Special Meeting

Tuesday, January 29, 2013

Community Room at 33 Route 37

New Fairfield, CT 06812

Commissioners Present: Ms. Cynthia Ross-Zweig, Chair
Ms. Lisa Deldin

Commissioners Absent: Mr. Mike Daood, Vice Chair
Mr. Paul Bruno
Mr. Robert Murtha

Alternates Present: Mr. Peter Greco
Ms. Kirsten Bennett-O'Rourke

Alternates Absent: None

Guests Present: Mr. Bernard Christ

Town Officials Present: First Selectman John Hodge
Selectman Susan Chapman

Call to Order: 7:35 pm

Pledge of Allegiance

Elevation of Alternates

Lisa Deldin made a motion to elevate Peter Greco and Kirsten Bennett-O'Rourke to full members for the purpose of tonight's meeting. Cynthia Ross-Zweig seconded the motion.

Vote: 2-0-0 (Motion approved)

Approval of Minutes

December 17, 2012- Peter Greco made a motion to approve the minutes of the December 17, 2012 regular meeting as presented. Lisa Deldin seconded the motion.

Vote: 3-0-1 (Motion approved- Kirsten Bennett-O'Rourke abstained)

January 3, 2013- Kirsten Bennett-O'Rourke made a motion to approve the minutes of the January 3, 2013 special meeting as presented. Lisa Deldin seconded the motion.

Vote: 3-0-1 (Motion approved- Kirsten Bennett-O'Rourke abstained)

Correspondence and Announcements

Chairman Cynthia Ross-Zweig noted that the commission sent a letter to the BOS inviting them to tonight's meeting to go over the Plan of Conservation and Development.

Ms. Ross-Zweig noted that she received emails from Planning Commission Vice Chairman Mike Daood and Alternate Peter Greco regarding the Plan of Conservation and Development.

Ms. Ross-Zweig read an email into the record from Land Use Attorney Jim Strub that was addressed to Vice Chairman Mike Daood regarding the Planning Commission's role in combining four deeds at 7 Flak Lane.

Public Comment- None

OLD BUSINESS

Discussion of 7 Flak Lane combining four deeds

Mr. Bernard Christ approached the board with a request to be able to combine four deeds into one and presented a map of the property. This property was owned by his parents who have passed away. The total of the property is 1.4 acres which must be combined in order to comply with the one-acre zoning in the area. It was noted that this was useable property with no easements to other properties and the combining of the deeds does not affect adjacent properties. According to the email from Land Use Attorney Jim Strub, since this does not affect other properties or any land lot revisions, it does not fall under the purview of the Planning Commission and will need to be brought in front of the Zoning Commission.

Discussion of the Plan of Conservation and Development with Board of Selectmen

The commission invited the BOS to discuss the upcoming Plan of Conservation and Development that is due to the state by the end of 2013. Main topics of discussion regarding the POCD included major Capital improvements, walkways in town and more Open Space. First Selectman Hodge spoke of ideas for the YMCA property but noted that the town is limited by the deed as to what can be done there.

The BOS also spoke of ideas for the Town Beach and Candlewood Lake. First Selectman Hodge noted that the Town Beach was underutilized and would like to see a plan in place for ideas for the Town Beach.

First Selectman Hodge spoke of the idea for affordable Senior Housing in town and noted that the Commission on the Aging has been discussing this. Septic testing has been done at a site at 302 Ball Pond Road.

The Planning Commission will be planning a workshop for town residents to give feedback about the POCD in September. There was a discussion of ways to advertise this workshop. Flyers will be put up in Town Hall and an article will go in the *Citizen News*. First Selectman Hodge will check with the tax collector about the feasibility of putting an advertisement regarding the workshop in with the tax bills sent in July. Planning Commission Chairman Cynthia Ross-Zweig will check on the statutory requirements for notification of workshops to residents. It was also suggested having an advertisement on Channel 17.

The Planning Commission thanked the Board of Selectmen for their help with the Plan of Conservation and Development.

NEW BUSINESS

Discussion of the budget submitted to the Finance Dept.

Chairman Cynthia Ross-Zweig spoke of the submitted budget for the Planning Commission for the fiscal year 2013-2014. Salaries and fees were \$3,500 and postage and copying were \$1,000 and

\$5,800 for the cost of the mailing regarding the Plan of Conservation and Development and \$50,000 was added for the consultant fee for the POCD.

STANDING ITEMS

Review and potential update of POCD phased timeline

Peter Greco spoke of updating of the Plan of Conservation and Development. Cynthia Ross-Zweig noted that the commission will check with Milone and MacBroom regarding the new state statutes and the duties and responsibilities of the Planning Commission as they relate to the POCD.

Adjournment – Peter Greco made a motion to adjourn the meeting at 8:30pm. Lisa Deldin seconded the motion. **Vote 4-0-0 (Motion approved)**

Respectfully Submitted,
Stephanie Kloas