



The Planning Commission

Town of New Fairfield

New Fairfield, Connecticut 06812

MINUTES

Regular Meeting

Monday, March 25, 2013

Community Room at 33 Route 37

New Fairfield, CT 06812

- Commissioners Present:** Ms. Cynthia Ross-Zweig, Chair
Mr. Mike Daood, Vice Chair
Ms. Lisa Deldin
- Commissioners Absent:** Mr. Paul Bruno
Mr. Robert Murtha
- Alternates Present:** Mr. Peter Greco
Ms. Kirsten Bennett-O'Rourke (arrived 7:40pm)
- Alternates Absent:** None
- Guests Present:** Rebecca Augur, Milone and MacBroom
Michael Looney, Milone and MacBroom
Ray Lubus, Attorney
- Town Officials Present:** None
- Call to Order:** 7:34 pm

Pledge of Allegiance

Elevation of Alternates

Lisa Deldin made a motion to elevate Peter Greco to a full member for the purpose of tonight's meeting. Mike Daood seconded the motion.

Vote: 3-0-0 (Motion approved)

Approval of Minutes

February 25, 2013- Lisa Deldin made a motion to approve the minutes of the February 25, 2013 regular meeting as presented. Peter Greco seconded the motion.

Vote: 4-0-0 (Motion approved)

Correspondence and Announcements

Chairman Cynthia Ross-Zweig read a letter that she received from Town of New Fairfield Interim Zoning Enforcement Officer Tom Gormley regarding the proposed Lot Line Revision for Lots 9&10 Red Fox Crossing. Because it is a change to the original approval of the subdivision, it needs to come before the Planning Commission. Mr. Gormley noted in his letter that he reviewed

an A-2 survey of the property and noted that it meets all current Zoning regulations and that he had no issues with the approval of the revision.

Chairman Ross-Zweig read a letter that she received from Attorney Ray Lubus regarding the lot line revision/Equal Property Exchange. Attorney Lubus noted in his letter that this revision must be reviewed by the Planning Commission in order to authorize the Town Clerk to accept the Mylar Map.

Public Comment- None

OLD BUSINESS

Change in Agenda

Peter Greco made a motion to move Agenda item “Discussion of the POCD and budget” to after New Business and part of the Standing Items. Lisa Deldin seconded the motion.

Vote: 4-0-0 (Motion approved)

NEW BUSINESS

Land Swap-Red Fox Court

Attorney Ray Lubus approached the commission on behalf of his clients Gary Mead and Karen Cronin regarding a lot line revision for lots 9 & 10 of Red Fox Crossing. It was noted that the Planning Commission must review the lot line revision/Equal Property Exchange in order to authorize the Town Clerk to accept the Mylar Map. The commission reviewed the Mylar Map for the property.

Peter Greco made a motion to approve the Equal Property Exchange between Lot 9 Red Fox Court and Lot 10 Red Fox Court as presented. Mike Daood seconded the motion.

Vote 4-0-0 (Motion approved)

Elevation of Alternates

Mike Daood made a motion to elevate Kirsten Bennett O’Rourke to a full member for the purpose of tonight’s meeting. Peter Greco seconded the motion.

Vote: 4-0-0 (Motion approved)

Discussions with consultants from Milone and MacBroom regarding the Plan of Conservation and Development and Town Demographics

Rebecca Augur and Michael Looney from the firm of Milone and MacBroom spoke of the Plan of Conservation and Development and gave a Power Point handout regarding the Demographics and Housing for the Town of New Fairfield. This presentation explained the changes to demographics for the Town of New Fairfield over the last ten years and how it compares to neighboring towns. Such information is valuable to the POCD as the demographics will affect elderly housing, school enrollments and what amenities are needed in town. This presentation is also available in pdf form and will be sent to the commission secretary for the Planning Commission page on the town’s website.

Ms. Augur spoke of some information from the town that was still needed. The commission will approach the Town of New Fairfield Assessor and the Zoning Commission to get this necessary information.

STANDING ITEMS

Update of Plan of Conservation and Development timeline

There was a brief discussion about the Town of New Fairfield budget and the payment for the consultants. Due to budget restrictions, the consultants have agreed to amend the contract with the town to extend it for 15 months. An amended contract has been sent to the First Selectman. The consultants will come back to the town in July after the start of the next fiscal year.

Chairman Ross-Zweig noted that she sent a letter to the BOF Chairman explaining the importance of putting the funds for the consultants into the budget for 2013-2014.

Resignation

Vice Chairman Mike Daood announced that due to a new job and a move out of state, he will be resigning from the Planning Commission effective March 25th. The entire commission thanked him for all his hard work and dedication to the commission. Mr. Daood thanked the commission as well.

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

Vote 5-0-0 (Motion approved)