



The Planning Commission

Town of New Fairfield

New Fairfield, Connecticut 06812

MINUTES

Regular Meeting

Monday, November 25, 2013

Community Room at 33 Route 37

New Fairfield, CT 06812

- Commissioners Present:** Ms. Cynthia Ross-Zweig, Chair
Ms. Lisa Deldin
Mr. Peter Greco
- Commissioners Absent:** Mr. Paul Bruno
- Alternates Present:** None
- Alternates Absent:** None
- Guests Present:** Land Use Attorney, Jim Strub, Secor, Cassidy
Michael Looney, Milone and MacBroom
Jim Murphy, Applicant
Kirsten Bennett-O'Rourke
Ernie Lehman
- Town Officials Present:** None

Call to Order: 7:35 pm

Pledge of Allegiance

Appointment of Alternates- None

Approval of Minutes

October 28, 2013- Regular meeting- Lisa Deldin made a motion to approve the minutes of the October 28, 2013 regular meeting as presented. Peter Greco seconded the motion.

Vote: 3-0-0 (Motion approved)

Correspondence and Announcements

Chairman Cynthia Ross-Zweig noted that the commission received an invoice from Milone and MacBroom for the consultant's fee for the Plan of Conservation and Development and will discuss it later in the meeting.

Public Comment

Resident Ernie Lehman asked about vacancies on the Planning Commission.

Election of Chairman

Lisa Deldin made a motion to have Cynthia Ross-Zweig continue to serve as Chairman of the Planning Commission. Peter Greco seconded the motion.

Vote: 3-0-0 (Motion approved)

Election of Vice Chairman

Peter Greco made a motion to have Lisa Deldin continue to serve as Vice Chairman of the Planning Commission. Cynthia Ross-Zweig seconded the motion.

Vote: 3-0-0 (Motion approved)

Board Vacancies

Lisa Deldin made a motion to appoint Kirsten Bennett-O'Rourke to serve as a full voting member on the Planning Commission. Cynthia Ross-Zweig seconded the motion.

Vote: 3-0-0 (Motion approved)

Ernie Lehman spoke of his background and past service to the Town of New Fairfield and expressed his desire to serve on the Planning Commission.

Lisa Deldin made a motion to appoint Ernie Lehman to serve as an alternate member on the Planning Commission. Cynthia Ross-Zweig seconded the motion.

Vote: 3-0-0 (Motion approved)

Resubdivision application- 32 & 34 Ilion Road

Applicant James Murphy presented the commission with a map and information regarding 32 and 34 Ilion Road. It was noted that there is no intention to make any changes to these properties except the septic and an A2 survey was required. The commission discussed the title of the property. Land Use Attorney Jim Strub spoke the jurisdiction of the Planning Commission and their role in regards to this property. Mr. Strub noted that this application does not involve either a subdivision or a resubdivision and therefore is not fall under the purview of the Planning Commission and recommended that the applicant check with the Zoning Enforcement Officer.

Cynthia Ross-Zweig made a motion to refer the application for 32 & 34 Ilion Road to the Zoning Enforcement Officer since it was determined that it was neither a subdivision or a resubdivision and therefore did not fall under the jurisdiction of the Planning Commission. Lisa Deldin seconded the motion.

Vote: 3-0-0 (Motion approved)

Discussion of Subdivision regulations

Attorney Jim Strub from the firm of Secor Cassidy gave a presentation regarding Land Use Law for Municipalities and Boards and Commissions. Mr. Strub spoke of various ordinances for the town and spoke of fees involved. The presentation spoke of specific powers and responsibilities of the Planning Commission and specifically the Plan of Conservation and Development. Mr. Strub spoke of Administrative vs. Legislative rules and subdivision regulations. The presentation also included a description of a timeline for Public Hearings and acceptance of applications.

Discussion of the Plan of Conservation and Development- Milone and MacBroom

Mike Looney from the firm of Milone and MacBroom spoke of the Plan of Conservation and Development and noted that the Planning Commission will host its second Public Workshop on Tuesday, December 3rd from 7pm to 9pm at 33 Route 37.

The survey regarding the Plan of Conservation and Development is still available online, but Mr. Looney provided the commission with some hard copies that will be left at the library and the Senior Center.

Mr. Looney reviewed each section of the POCD and spoke of goals and strategies. These will be discussed further at the Public Workshop. An advertisement for the Public Workshop will be in the November 27th edition of the *Citizen News* and a mailer will be sent to residents on November 26th. A notice of the Public Workshop will be posted to the town's website. It is hopeful that the Plan of Conservation and Development will be concluded by March or April of 2014.

Payment of Invoices for Plan of Conservation and Development

Lisa Deldin made a motion to forward Invoice #65294 dated November 7, 2013 in the amount of \$4,500.00 to the Board of Selectmen for payment to the firm of Milone and MacBroom for work done on the Plan of Conservation and Development. Peter Greco seconded the motion.

Vote: 3-0-0 (Motion approved)

Adjournment – Lisa Deldin made a motion to adjourn the meeting at 9:18pm. Peter Greco seconded the motion.

Vote 3-0-0 (Motion approved)