



# The Planning Commission

Town of New Fairfield

New Fairfield, Connecticut 06812

## MINUTES

### Regular Meeting

Monday, July 23, 2012

Town Hall Conference Room

- 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
- Alternates Absent:** Ms. Kirsten Bennett-O'Rourke
- Guest Present:** Mr. Steve Lazarus (Architect Lazarus and Sargeant)
- Town Officials Present:** Ms. Linda Fox- Library Director  
Ms. Gail Lehman- Library Board Chairman  
Ms. Gail DeFeo- Library Board Vice Chairman  
Ms. Janet Hansen- Library Board member  
Ms. Laurie Landa- Library Board member
- 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**

June 25, 2012- Mike Daood made a motion to approve the minutes of the June 25, 2012 meeting as presented. Lisa Deldin seconded the motion.

**Vote: 4-0-0 (Motion approved)**

July 16, 2012- Cynthia Ross-Zweig made a motion to table the approval of the July 16, 2012 special meeting minutes until the next regular meeting. Mike Daood seconded the motion.

**Vote: 4-0-0 (Motion approved)**

### **Correspondence and Announcements**

Cynthia Ross-Zweig noted that the commission received a copy of a letter dated July 19, 2012 and sent to the Town Clerk from the CT Dept of Energy & Environmental Protection. This was an approval of authorization for statewide drainage maintenance activities. A copy was also forwarded to the Board of Selectmen, Conservation/Inland Wetlands Commission and the Zoning Commission.

Cynthia Ross-Zweig noted that the commission received a copy of a letter dated July 10, 2012 and sent to the First Selectmen from the CT Deep. This was a notice of Tentative Determination General Permit Domestic Sewage. This was also sent to the Zoning Commission and Inland/Wetlands.

Cynthia Ross-Zweig noted that the commission received a Notice of a Planning Commission Referral- Petition for Amendments to the Zoning Regulations that was hand delivered to the Planning Commission mailbox today, July 23, 2012. The Zoning Commission has a Public Hearing scheduled for this on August 9, 2012.

Cynthia Ross-Zweig noted that the commission received a Notice of a Planning Commission Referral- Petition P-12-01-Petition for Zone Change for Property located at 48 Route 39 Residential, R-44, 1-Acre District to LI-Light Industrial District. This notice was received today, July 23, 2012. The Zoning Commission has a Public Hearing scheduled for this on August 9, 2012.

### **Addition to agenda**

Mike Daood made a motion to add to the agenda "Section 8-3a- Petition for Amendments to the Zoning regulations". Lisa Deldin seconded the motion.

**Vote 4-0-0 (Motion approved)**

Mike Daood made a motion to add to the agenda "8-3a referral- Petition for Zone change for property located at 48 Route 39 Residential, R-44, 1-Acre District to LI-Light Industrial District. Lisa Deldin seconded the motion.

**Vote 4-0-0 (Motion approved)**

**Public Comment**- None

### **Barn Brook Estates**

Vice Chairman Mike Daood noted that at the last Planning Commission meeting the commission voted to accept the approval upon ratification of the Resolution of Approval. In coordination with the Land Use Attorney Jim Strub, the resolution was drafted. This resolution was read into the record.

Mike Daood made a motion to approve the Barn Brook Estates Resolution of Approval as drafted and to be signed by the Chairman and to be presented to the applicant for signature. Peter Greco seconded the motion.

**Vote 4-0-0 (Motion approved)**

### **POCD Consultant process and recommendation to BOS**

Cynthia Ross-Zweig noted that at the special Planning Commission meeting on July 16<sup>th</sup> a recommendation was to hire the consulting firm of Malone and MacBroom for the Plan of Conservation and Development. This will be discussed at future meetings once an approval is received from the Board of Selectmen.

### **NEW BUSINESS**

#### **8-24 Referral request from New Fairfield Free Public Library**

Architect Steve Lazarus from the firm of Lazarus and Sargeant gave a presentation for the proposed improvements to the New Fairfield Free Public Library. The addition is approximately 400 square feet and will provide better access to the building. An elevator will be added and the bathrooms will be enlarged in order to be ADA compliant. Other improvements that don't affect the footprint include better lighting and widening of the stairwell. A new roof will also be added to the library.

Mike Daood made a motion to positively refer to the Zoning Commission the 8-24 Referral request related to improvements to the New Fairfield Free Public Library. Lisa Deldin seconded the motion.

**Vote 4-0-0 (Motion approved)**

#### **Petition for amendments to Zoning Regulations and Zone change**

Mike Daood made a motion to table the vote for the referral of Section 8-3a- Petition for Amendments to the Zoning Regulations and the referral for 8-3a referral for petition for Zone change for property located at 48 Route 39 Residential, R-44, 1-Acre District to LI-Light Industrial District until the next regular meeting. Lisa Deldin seconded the motion.

**Vote 4-0-0 (Motion approved)**

### **STANDING ITEMS**

The commission would like to have a meeting set up with the consultant for the Plan of Conservation and Development once approval is received.

**Adjournment** – Mike Daood made a motion to adjourn the meeting at 8:21pm. Lisa Deldin seconded the motion.

**Vote 4-0-0 (Motion approved)**