



# The Planning Commission

Town of New Fairfield  
New Fairfield, Connecticut 06812

**Special Meeting**  
**Tuesday, June 1, 2010**  
**Town Hall Conference Room**

## MINUTES

**Commissioners Present:** Mike Daood, Chair, Greg Porpora, Vice-Chair, Paul Bruno, Bob Murtha, Cynthia Ross-Zweig

**Alternates Present:** Donna Byers

**Alternates Absent:** Chris Gould

**Call to Order:** 7:35 pm

**Public Comment – None**

## NEW BUSINESS

**Public Hearing** - Update to Subdivision Regulations: Section 3.0.3. Special Flood Hazard Areas. Addition as required by FEMA/CTDEP to remain eligible for the National Flood Insurance Program

Mike Daood read the By-Laws for the Planning Commission involving a Public Hearing. Mike Daood read the Legal Notice printed in the Citizen News in 2 publications – May 19, 2010 and May 26, 2010 stating: “Notice is hereby given that the New Fairfield Planning Commission will hold a Public Hearing on Tuesday, June 1, 2010 at 7:30 pm in the New Fairfield Town Hall Conference Room, regarding the following:

Bob Murtha made motion to open the public hearing. 2<sup>nd</sup> by Greg Porpora, Vote 5-0.

No public comment during public hearing.

Update to Subdivision Regulations: Section 3.0.3. Special Flood Hazard Areas. Addition as required by FEMA/CTDEP to remain eligible for the National Flood Insurance Program.

Greg Porpora read letter from FEMA on May 4, 2010 written to John Hodge, summarizing as follows: This letter is an official reminder that the Town of New Fairfield, CT has until June 8, 2010 to adopt and have Dept. of Homeland Security's Federal Emergency Management Agency (FEMA) Regional Office approve floodplain management measures that satisfy 44 Code of Federal Regulations (CFR) Section 60.3(d) of the National Flood Insurance Program (NFIP) regulations. The Town of New Fairfield must adopt floodplain management measures, such as floodplain management ordinance, that meet or exceed the minimum NFIP requirements by June 18, 2010 to avoid suspension from the NFIP. If suspended, your community becomes ineligible for flood insurance through the NFIP, new insurance policies cannot be sold, and existing policies cannot be renewed. Your NFIP State Coordinator and FEMA would like to assist the Town of New Fairfield to ensure it remains in good standing with the NFIP and avoids suspension from the Program. If your community is suspended, it may regain its eligibility in the NFIP by enacting the floodplain management measures established in 44 CFR Section 60.3 of the NFIP regulations.

Mike Daood also read excerpts from a similar letter to John Hodge from the Connecticut Department of Environmental Protection (CTDEP) outlining the same FEMA requirements to updated the Subdivision Regulations. The requirements specifically state the need to add section 2.f. to the Subdivision Regulations under Section **3.0.3 Special Flood Hazard Areas. This section should read as follows:**

**2.f.** The Town of New Fairfield shall require the applicant to provide base flood elevation (BFE) data for all subdivision proposals, including manufacturing home parks and subdivisions. In all special flood hazard areas where base flood elevation data is not available, the applicant shall provide a hydrologic and hydraulic engineering analysis performed by a registered professional engineer that generates BFEs for all subdivision proposals and other proposed development, including manufactured home parks and subdivisions.

Bob Murtha made a motion to close Public Hearing, 2<sup>nd</sup> by Paul Bruno. Vote 5-0.

After a brief discussion of the Commission Mike Daood made a motion to update subdivision regulations: Section 3.0.3. Special Flood Hazard Areas consistent with the requirements as outline by FEMA and CTDEP. 2<sup>nd</sup> by Bob Murtha. Vote 5-0.

Motion to adjourn the meeting at 7:47 pm by Paul Bruno and seconded by Bob Murtha. Vote 5-0.