



The Planning Commission

Town of New Fairfield
New Fairfield, Connecticut 06812

Meeting
Monday, February 22, 2010
Town Hall Conference Room

MINUTES

Commissioners Present: Mike Daood, Chair, Paul Bruno and Bob Murtha

Commissioners Absent: Greg Porpora, Vice Chair and Cynthia Ross-Zweig

Alternates Present: Donna Byers

Alternates Absent: Chris Gould

Call to Order: 7:31pm

Elevation of Alternates: Mike Daood made a motion to elevate Donna Byers to full voting status, 2nd by Bob Murtha vote 3-0.

Approval of Minutes: Mike Daood made motion to approve the February 1, 2010 Special Meeting Minutes as presented 2nd by Bob Murtha, vote 3-0-1, Donna Byers abstained. The Minutes to the November 23 and December 21, 2009 meetings were tabled.

Correspondence/Announcements

- A letter from HVCEO dated 1/15/2010 stating they have completed their Plan of Conservation and Development, a copy was enclosed, additional copies may be requested.

Public Comment

OLD BUSINESS

Consideration of Request to be Re-heard: 8-3a Referral to Amend Zoning Regulation 3.1.2 Special Permit Uses Previously Considered at the February 1, 2010 Special Meeting:

Mike Daood read State Statute 8-3a into the meeting, noting he was told by the applicant, Attorney Raymond Lubus that the Zoning Commission was treating the Planning Commission's Negative Referral as "No Action" which would require a simple majority vote, rather than a "Negative Referral" that requires a 2/3rd vote because the Planning Commission failed to take the Plan of Conservation and Development into consideration. Discussion followed. The Commission would like some form of documentation as to the Zoning Commission's actions at their February 4, 2010 Public Hearing such as minutes or a letter from them stating as such. Mike Daood made a motion to grant the request to be reheard 2nd by Paul Bruno vote 3-1. Mike Daood, Paul Bruno, and Donna Byers were in favor. Bob Murtha was opposed. The members who voted in favor may or may not believe that the wording does not apply to zoning regulation 3.1.2A however they would like to refer to the Plan of Conservation and Development to see if there is something there to guide the Commission. The Plan of Conservation and Development was discussed. The Commission discussed they would be much more comfortable with some form of documentation from the Zoning Commission indicating they would not accept our Negative Referral as such. The Minutes to the Zoning Commission Public Hearing on February 4, 2010 were brought up on line and read into the meeting. Discussion followed on how to move forward. Attorney Lubus did not want to continue to the regular March meeting because that date would conflict with the Zoning Commission's continued Public Hearing on this matter. Attorney Lubus stated he is withdrawing his client's request to be reheard.

NEW BUSINESS

Discussion on the Plan of Conservation and Development:

The 2003 Plan of Conservation and Development needs to be updated by the year 2013. The best way to do this is break the Plan of Conservation and Development down into sections and have small committees focus on individual sections. It would also be a good idea to visit other Boards/Commissions and explain what we are looking for from them. Public Forums may be held to get feedback from the general population. Some topics the Commission needs to consider are sustainability, the economy, and adapting to changing employment situations by looking into public transportation and housing.

Executive Session:

Mike Daood made a motion to enter executive session at 8:33pm 2nd by Bob Murtha vote 4-0. Mike Daood made a motion to come out of executive session at 8:54pm vote 4-0.

Budget Update

Discussion followed on revenue generated, new filing cabinets and the cost of updating the Plan of Conservation and Development.

Adjourn

Paul Bruno made a motion to adjourn at 8:58pm, 2nd by Bob Murtha vote 4-0.