



# The Planning Commission

Town of New Fairfield

New Fairfield, Connecticut 06812

**Meeting**  
**Monday, July 26, 2010**  
**Town Hall Conference Room**

## MINUTES

**Commissioners Present:** Mike Daood, Chair, Greg Porpora, Vice-Chair,  
Cynthia Ross-Zweig

**Commissioners Absent:** Paul Bruno, Bob Murtha

**Alternates Present:** None

**Alternates Absent:** Donna Byers, Chris Gould

**Town Officials Present:** Steve Merullo, Public Works

**Call to Order:** 7:44 pm

### Approval of Minutes

None approved due to lack of representation.

### Correspondence/Announcements

None

**Public Comment - None**

## **NEW BUSINESS**

### **Referral Request from New Fairfield Zoning Commission: 52A Route 39 – Proposed Country Club and Conformance with Plan of Conservation and Development.**

Mike Daood read a letter from Maria Horowitz, New Fairfield Zoning Commissioner, stating: “The Zoning Commission is requesting a referral from the Planning Commission regarding 52-A Route 39, Proposed Country Club as it relates to the 2003 Plan of Conservation and Development. I have reviewed the Plan of Conservation and Development specifically Section 10, Business and Economic Development, Section 11, Community Facilities and Services, Sub-section, Address Recreation Needs, and Section 2, Conditions and Trends, Sub-section Fiscal Overview Tax Base, as it relates to the project.”

The letter went on to state “Your written referral is requested prior to the Zoning Commission’s continued Public Hearing. The Zoning Commission will hold its continued public hearing on August 5, 2010. I am attaching a copy of the proposed building, and a copy of the A-2 survey submitted with the application, as well as those sections of the Plan and Conservation and Development as stated above.”

Mike advised the commission that Maria is not asking for a required referral based upon state statutes. This is a request from the Zoning Commission for our referral regarding this project as it relates to the Plan of Conservation and Development.

Attorney Ray Lubus was present and gave an overview of the project and the surrounding uses. He used a site plan of the proposed project to show the details of the development. Attorney Lubus also advised the commission that the project has gone through and been approved by Inland Wetlands.

Attorney Lubus gave additional background on the process the applicant has gone through to date with details related to the Zoning Regulations and which regulations were being used when considering this project for approval.

Following the detailed overview and update on the project the Commission discussed at length the specific aspects of the project and how they directly correlated to or opposed the Plan of Conservation and Development. Specific topics discussed included, financial implications to the Town, environmental issues related to the aquifer located nearby, impact of the development on neighbors including the impact of parking lot lighting, and traffic implications related to the use. Additional discussion covered the requirements of making a formal ruling on the request given that it was not a required ruling by state statute.

Following lengthy discussion, Mike Daood made a motion to give a positive referral to the 52-A Route 39 as it relates to the New Fairfield Plan of Conservation and Development. No second.

Greg Porpora made a motion to abstain from making any referral to the 52-A Route 39. 2<sup>nd</sup> by Cynthia Ross-Zweig. Vote 2-1.

**8-3a Referral – Revisions to Zoning Regulations – Section 2.1 Definitions and Section 6.7.5. Waiver/Exemptions**

Mike Daood read a memo from Maria Horowitz, Zoning Commission, dated July 22, 2010, as follows: “In accordance with Section 8-3a of the CT General Statutes, enclosed please find a copy of the above-mentioned New Fairfield Zoning Regulations.

Your written referral is required prior to the Zoning Commission’s Pubic Hearing. The Zoning Commission has scheduled a Public Hearing for September 16, 2010.

The Zoning Commission is revising the following sections of the Zoning Regulations. The new changes are found below.

**Section 2.1, Definitions, Impervious Surface**

Additions:

...structures not including sheds, or slotted decks less than 500 square feet with board no wider than 6 inches, pavement, sidewalks, roadways, driveways paved (and unpaved – deleted), swimming pools, etc.

**Section 6.7.5 Waiver/Exemptions**

Additions:

- B. Sheds shall be considered exempt from the calculations for impervious surfaces.
- C. Slotted Decks less than 500 sq. ft with boards no wider than 6 inches shall be exempt from the calculations for impervious surfaces.

After a brief discussion regarding the definition of “Deck”, Mike Daood made a motion to accept the referral positively as it relates to the updates in Section 2.1 and Section 6.7.5 of the Zoning Regulations. 2<sup>nd</sup> by Cynthia Ross-Zweig, Vote 3-0.

**Discussion on the Plan of Conservation and Development**

Per the invitation of Mike Daood, Mr. Christopher Wood, Wood Planning Associates, LLC, presented his expertise on acting as the Town consultant to update the 2003 Plan of Conservation and Development. His presentation covered the multiple ways our commission and Town could consider the process of the update to the Plan.

**Adjourn**

Mike Daood made a motion to adjourn at 9:23 pm, 2<sup>nd</sup> by Cynthia Ross-Zweig, vote 3-0.