



# The Planning Commission

Town of New Fairfield

New Fairfield, Connecticut 06812

**Regular Meeting  
Monday, October 25, 2010  
Town Hall Conference Room**

## MINUTES

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

**Commissioners Absent:** Greg Porpora, Vice-Chair

**Alternates Present:** None

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

**Call to Order:** 7:31 pm

### Approval of Minutes

The May 24, 2010 and July 26, 2010 minutes could not be approved and will be added to next month's agenda.

Mike Daood made a motion to approve the August 23, 2010 Minutes as drafted.  
Seconded by Bob Murtha. Vote 3-0-1.

Mike Daood made a motion to approve the September 27, 2010 Minutes as drafted.  
Seconded by Bob Murtha. Vote 4-0-0.

**Correspondence/Announcements** - None

**Public Comment** – None

**OLD BUSINESS** – None

## **NEW BUSINESS**

Gary Mead requested an additional one (1) year extension on the subdivision completion for Red Fox Crossing until December 31, 2011. Gary has installed guard rails on both sides of Red Fox Crossing in response to the safety concerns of the Commission. He would like to defer completion of the final course of pavement and driveway aprons until the economy improves.

Mike Daood made motion to approve the extension on the subdivision completion for Red Fox Crossing subdivision until December 31, 2011. Seconded by Bob Murtha. Vote 4-0.

## **STANDING ITEMS**

### **Mr. Glenn Chalder, Planimetrics**

Mr. Glenn Chalder with Planimetrics, presented a synopsis of the future prospects of the required update to the Plan of Conservation and Development for our town. This overview included the Overall Planning Process, which included where we are; where we are headed; where do we want to go; what strategies will get us where we want to go; and, implementation. Mr. Chalder provided the Commission with considerable suggestions about different paths which could be considered as we approach the plan deadline. Some of the suggestions included a community tour – issues and discussions and public meetings. He also suggested including conditions and trends, such as: demographics, housing/economy; land use/zoning patterns, and build-out potential. More importantly keeping natural resources, open space, community character and historic resources. Smarter growth takes into consideration villages/neighborhood, residential development, “green” issues and the economy. In conclusion, implementation schedules come into play. His firm offers three (3) full-time AICP planners, one (1) GIS professional and additional consultants. He estimates this new plan will take one and one-half years, start to finish.

### **Discussion on the Plan of Conservation and Development for 2014**

The Commission discussed the importance of now selecting a consultant to use as we proceed with the process. Each member of the commission will come with suggestions to help complete a Detailed Statement of Work at the next meeting. This will be provided to the consultants along with a letter asking them for a proposal and pricing for their services.

## **MISCELLANEOUS ITEMS**

### **Open Alternate Position**

Cynthia Ross-Zweig has someone to be considered for the Open Alternate Position. This person will be present next month.

### **Adjourn**

Bob Murtha made a motion to adjourn at 8:43 pm. 2<sup>nd</sup> by Paul Bruno. Vote 4-0-0.