



The Planning Commission

Town of New Fairfield

New Fairfield, Connecticut 06812

Regular Meeting
Monday, January 26, 2009
Library Community Room

MINUTES

Commissioners Present: Susan Chapman, Chair, Mike Daood, Vice Chair, and Paul Bruno

Commissioners Absent: Roger Wise

Alternates Present: Gregory Porpora

Alternates Absent: None

Call to Order: 7:30pm

Elevation of Alternates:

Approval of Minutes

Mike Daood made a motion to approve the Minutes to the November 24, 2008 meeting, 2nd by Susan Chapman, Vote 3-0.

Correspondence/Announcements

Update on Dunham Ponds. John Hodge reported the 10,000 gallon water tank closest to Route 37 is in place and is functional. The 30,000 gallon water tank that was poured in place should be finished before the spring, although the weather may play a factor in this. The upper water tank is still working. All of the roads have at least one coat of asphalt and the lights are in. The Town is plowing phase 2 only for construction access. The bank has foreclosed, noting John Hodge has to speak with attorney Jim Strub. The property owners have not signed off on High Winds Road and John Hodge has advised the homeowners association to hire an attorney to help resolve outstanding issues. It appears the money that was drawn on the bond may be sufficient to cover the costs involved.

Public Comment

OLD BUSINESS

Discussion on the 2003 Plan of Conservation and Development (C&D Plan)

The Commission discussed the 2003 Plan of Conservation and Development must be updated every 10 years. There are new State Statutes taking affect that will fine Towns that do not update their Plan of Development in this time frame, noting our plan is due out in 2013. It is recommended the Planning Commission establish a Plan Implementation Committee, noting we are not quite there yet. Discussion followed the Zoning Commission may be close to finalizing the new zoning regulations and perhaps we should invite the Zoning Chair, Faline Fox to our next regular meeting. HVCEO would also like to meet with us and give a 30 minute power point presentation.

The Commission discussed and reviewed pages 4-5 thru 4-18. These pages outline what needs to be done and are categorized into two categories labeled “on going” and “tasks that can be defined/completed”. Recommendations are made as to which Town departments/commissions should handle which tasks. A few years ago the tasks that are labeled “tasks that can be defined/completed” were broken down by department/commission and distributed accordingly. The Commission thought it would be a good idea to distribute these tasks again and perhaps include the “strategies that are on going”. The Commission discussed consulting with a planner.

There was discussion on the costs of updating the C & D Plan, noting it is on a disk as a pdf file. It is possible to convert a pdf file to a word document and we can add our own changes then have the new document printed. Planimetrics was the company that did the 2003 C & D Plan. The Town is pursuing a grant from GE in the amount of \$650,000.00 (six hundred fifty thousand dollars) for Open Space. Grants for historic properties were also discussed. The Commission needs to update their maps to show all of the open space that has been purchased and the costs of updating these maps. The New Fairfield Land Trust has a map and perhaps we can obtain one from them. Further discussion focused on the existing areas of open space and the Commission would like to connect as many of the open space areas as possible to create a greenway going through Town. The Commission discussed implementing regulations to keep the Town looking quaint as well as the use of Saw Mill Road for multi family housing and commercial use.

The next steps are as follows:

- Put together a time line
- Have the New Fairfield Land Trust come to a regular meeting
- Contact Zoning and request them attend our February meeting
- Contact HVECO and request them to attend our March meeting
- Contact Phil Nelson and Chris Gould to see if they would consider becoming Plan Implementation Committee members

Adjourn

Mike Daood made a motion to adjourn at 8:58pm, 2nd by Greg Porpora vote 4-0.