



# The Planning Commission

Town of New Fairfield  
New Fairfield, Connecticut 06812

**Special Meeting**  
**Tuesday, April 21, 2009**  
**Town Hall Conference Room**

## **REVISED MINUTES**

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

**Commissioners Absent:**

**Alternates Present:**

**Alternates Absent:** Gregory Porpora

**Town Officials Present:** John Hodge, 1<sup>st</sup> Selectman and Steve Merullo, Director of Parks & Rec and Buildings and Grounds

**Call to Order:** 6:17pm

**Elevation of Alternates:**

**Public Comment**

**NEW BUSINESS**

### **8-24 Referral for a Lease Dealing with the Hubble House/Parsonage located at 31 and 33 Route 37 for Preserve New Fairfield**

John Hodge discussed the lease that the Town would have with Preserve New Fairfield. Some of the items in the lease included the rent will be \$1.00 (one dollar) per year. Preserve New Fairfield will cover the costs of maintenance, utilities, and insurance, noting the building will be co-insured with the Town. The lease will be for a term of 20 years with 5 renewable terms. The Town must vote on this at a Town meeting on Thursday April 23, 2009. Discussion followed. Bob Murtha made a motion to give a positive referral for the 8-24 Referral for a lease dealing with the Hubble

House/Parsonage located at 31 and 33 Route 37 for Preserve New Fairfield, 2<sup>nd</sup> by Mike Daood, vote 4-0.

**8-24 Referral for Company A Fire House located at 302 Ball Pond Road for the Purpose of Dealing With a Lease That Creates a Weekday Commuter Parking Lot**

John Hodge explained he wasn't sure if an 8-24 Referral was required because of a 1981 agreement between the Town and Company A Fire House, where the parking lot is owned by the Town, but controlled by Company A, but would rather be safe than sorry. The week day commuter lot will have 30 spots to start with, but this number may increase up to 40 spots over time. The lease will be with the Hart Bus and the Hart Bus will pay the Town \$10.00 (ten dollars) per week per spot. The Hart Bus will take the commuters to the South East Train Station in South East NY. Commuters will pay the Hart Bus \$1.25 each way and will have the option of purchasing monthly train and bus passes. This will take cars off the road. This is a joint effort between New York State DOT, Connecticut DOT and the MTA. The parking lot hours will be from approximately 6am to 9:30pm. This will not be a Park and Ride Lot, drivers of all the cars in the lot, must take the bus to the train station. The cost to the Town will be minimal because money to redo the parking lot is part of the stimulus package. There is a clause in the lease that will allow either party to cancel within 90 (ninety) days. The Commission discussed their concerns with the commuter lot being so close to Consolidated School, as well as the parking lot at Company A is used as an overflow lot during school functions by parents whose children are in Consolidated School. Jim Gardner, President of Company A stated the Fire House took a vote and the majority of the members are in favor of this commuter lot. Discussion followed. Paul Bruno made a motion to grant a positive 8-24 Referral for Company A Fire House located at 302 Ball Pond Road for the purpose of dealing with a lease that creates a weekday commuter parking lot, 2<sup>nd</sup> by Bob Murtha, vote 4-0.

**8-24 Referral for Ball Pond Fire House located at 7 Fairfield Drive for the Purpose of Dealing with a Lease that creates a weekday Commuter Parking Lot.**

Susan Chapman read emails dated 4/21/2009 from Little Big People Family Day Care owned by Tony & Diana Procopio as well as Bill and Dawn Dean. Both parties reside on Forest Hills Drive and they are not in favor of the commuter parking lot stating it would be in a residential area and creates safety concerns for the children. John Hodge stated the proposal for the Ball Pond commuter lot is the same as for Company A Fire House except that this would be for 12 spots, noting that the Zoning Commission approved 13 spots. The reason they will be using 12 spots instead of 13 is so the Fire House will have a spot to park their boat, which is used for emergencies on Ball Pond. The improvements to this lot are not covered under the stimulus package that is being offered to Company A. Again, the proposal will take cars off the road. There will be no overnight parking and violators will have their cars towed. Discussion followed, the Deans live directly behind the Fire House and the proposal may have an impact on them. Mike Gill, president of Ball Pond Fire House stated the Deans have several 12' pine trees that border their house and the fire house, which would be used as a buffer, the Fire Dept did take a vote and the majority of the members were in favor of this commuter lot. Cheryl Reedy spoke stating the commuter lot will not create any more of a nuisance than people leaving their cars in the lot with For Sale signs on them. The lights to the parking lot will be

turned off between 9:30 and 10pm. Mike Daood made a motion to give a positive 8-24 Referral for Ball Pond Fire House located at 7 Fairfield Drive for the purpose of dealing with a lease that creates a weekday commuter parking lot, 2<sup>nd</sup> by Paul Bruno, vote 4-0

**Adjourn**

Mike Daood made a motion to adjourn at 6:40pm, 2<sup>nd</sup> by Paul Bruno vote 4-0.