



**Town of New Fairfield
Planning Commission
4 Brush Hill Road
New Fairfield, CT 06812**

MINUTES

**Monday, January 24, 2022 at 7:30 p.m.
Virtual meeting via Zoom**

Members Present: Cynthia Ross-Zweig (Chair), Ernie Lehman, Jeff Morrell, Patrick Callahan (Alternate), Olivia Micca (Alternate)

Members absent: Cory Neumann (Vice-Chair), Kirsten Bennett, Dylan White (Alternate)

Others Present:

Selectman – Khristine Hall

Network Administrator – Paul Gouveia

Town Attorney – Neil Marcus

New Fairfield ZEO – Evan White

Call to order

Network Administrator Paul Gouveia explained the rules and procedures for virtual meetings. Chairman Cynthia Ross-Zweig called the meeting to order at 7:33 p.m.

Pledge of Allegiance

Appointments

Jeff Morrell made a motion to elevate Pat Callahan. Ernie Lehman seconded the motion.

Vote: 3-0-0 (Motion approved)

Ernie Lehman made a motion to elevate Olivia Micca. Pat Callahan seconded the motion.

Vote: 4-0-0 (Motion approved)

Approval of Minutes

Pat Callahan made a motion to approve the 12/20/21 regular meeting minutes. Olivia Micca seconded the motion.

Vote: 3-0-2 (Motion approved, Ernie Lehman and Jeff Morrell abstained)

Correspondence and Announcements

Cynthia Ross-Zweig stated that one piece of correspondence would be discussed later in the agenda. She continued a budget statement was received and read the balances as follows:

- Salaries - \$2,634.24
- Supplies and Materials - \$2,868.65
- Total Balance - \$5,502.89

Public Comment

PC Minutes

1/24//2022 Regular Meeting

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Received by email on 05/10/2022 @ 11:45 a.m.
By Tricia Quinn, Asst. Town Clerk, New Fairfield

New Business

Executive Session – Cynthia Ross-Zweig made a motion to enter an executive session with all Planning Commission members and Attorney Neil Marcus. Ernie Lehman seconded the motion.

Vote: 5-0-0 (Motion approved)

Members entered the executive session at 7:42 pm.

Ernie Lehman made a motion to return to the regular meeting. Olivia Micca seconded the motion.

Vote: 5-0-0 (Motion approved)

Members returned from the executive session at 8:38 pm.

Neil Marcus stated he met with the Commission for purposes of discussing the appeal filed by Hearth Home Builders involving the approval of Phase III of Barn Brook Estates subdivision. Members engaged in a discussion involving the history of the appeal, the elements of the appeal, the probable outcomes of the appeal, and some ideas about how the appeal might be settled and withdrawn. Mr. Marcus continued that he received instruction from the Commission to proceed with a few proposals to settle the appeal. He will bring comments back to the Commission for discussion at a future executive session. Lastly, he noted that no action was taken during the executive session that would require a vote in the public session.

8.24 Referral – Moratorium on sale of recreational marijuana

Evan White, ZEO for the Town of New Fairfield, explained the one-year moratorium request to provide relief from considering applications for sales of recreational marijuana. This would be consistent with most neighboring towns that also have a one-year moratorium.

Commissioners discussed the request with Mr. White who clarified the request originated with Zoning, would only affect applications to sell recreational marijuana, and public input from residents strongly favored a one-year moratorium.

Pat Callahan made a motion to recommend a positive 8.24 referral on the notice of a petition to change the zoning regulations section 1.5.3 (M) for a one-year moratorium to provide relief from considering any applications regarding the retail sale or distribution of recreational cannabis in the Town of New Fairfield. Jeff Morrell seconded the motion. **Vote: 5-0-0 (Motion approved)**

Old Business

Budget – Cynthia Ross-Zweig advised the group that on January 18th Cory Neumann and Ernie Lehman appeared in a workshop to discuss the proposed Planning budget with the BOS. They received feedback on the actual cost of the POCD (The POCD is the ten-year plan for the town and a statutory requirement of all towns). She confirmed the last POCD cost approximately \$50,000.00.

Ernie Lehman made a motion to begin the process and obtain bids to determine the cost of the POCD. Olivia Micca seconded the motion. **Vote: 5-0-0 (Motion approved)**

There was a question if the lighting study budget item was for the previous year or an additional lighting study. Ernie Lehman clarified that the BOS indicated public works were also planning for improved lighting on Memorial field and wanted to ensure the Planning Commission worked in tandem with them.

Ernie Lehman requested the POCD be added to standing items on future meeting agendas. He further recommended that Commissioners review POCDs from other towns and gain an understanding of what to implement when working with a consultant.

Standing Items

- **Lighting Study** – Jeff Morrell provided the history of the lighting study for the new members. Rizzo electrical contractors submitted a set of drawings that indicated power would need to go under route 37. The second set of drawings was done to show power could be drawn from the last light near the town clerk’s office. The engineer with Rizzo that provided both drawings is no longer with the company. Jeff explained he’s now working with a new engineer at Rizzo and has a set of schematic drawings that could be used to go out to bid. A rough estimate of \$5,000.00 per light was given. Jeff also mentioned many energy efficiencies and grants that may be utilized for this project.

Jeff Morrell made a motion to pay the invoice to Rizzo Electric for \$2,500.00. Ernie Lehman seconded the motion. **Vote: 5-0-0 (Motion approved)**

- **Subdivision Update** – None

Adjournment

Pat Callahan made a motion to adjourn the meeting at 9:13 pm. Ernie Lehman seconded the motion. **Vote: 5-0-0 (Motion approved)**