



The Planning Commission

Town of New Fairfield

New Fairfield, Connecticut 06812

Planning Commission Town of New Fairfield

Regular Meeting – Minutes

Monday, August 28, 2023 @ 7:30pm

Community Room @ 33 Route 37

New Fairfield Conference Room

New Fairfield CT

Commissioners: Ms. Cynthia Ross-Zweig, Chair
Mr. Cory Neumann, Vice Chair/Secretary - absent
Mr. Ernie Lehman
Mr. Jeff Morrell
Ms. Kirsten Bennett O'Rourke - absent

Alternates: Mr. Dylan White - absent
Ms. Olivia Micca
Mr. Gary Reetz

Guests: Khris Hall, Antonio Iadarola (Town Engineer), Alex Copp (Cohen & Wolf, Town Attorney's office), Christina McCartney (3 Peaceful Dr), Evan White (Town Zoning Enforcement Officer)

Call to Order: 7:31 pm

Pledge of Allegiance

Ernie Lehman elevated Olivia Micca and Gary Reetz to voting members for tonight's Meeting. Seconded by Jeff Morrell **(5-0-0) Motion Approved**

Olivia Micca made a motion to add a discussion on the POCD to Old Business. Seconded by Jeff Morrell. **(5-0-0) Motion Approved**

APPROVAL OF THE MINUTES

Minutes from the July 24, 2023 meeting – postponed to next meeting

CORRESPONDENCE/ANNOUNCEMENTS

Budget - none

Welcome Gary Reetz as alternate – Gary Reetz introduced himself

PUBLIC COMMENT

None

NEW BUSINESS

Antonio Iadarola – 8-24 Referral for ARPA projects - Beach House Replacement and approval to secure any associated easement that may be required to complete this project

Antonio Iadarola spoke on behalf of the town (see enclosure). This project has been going on for 12 years. Would like to demo the existing building and replace the building in the existing footprint. Antonio Iadarola shared a map that shows the existing building and the projected building. The goal is to have the building up and running at the beginning of next summer (2024). Trying to square off the building and not impact any zoning issues. There will be a community room on the first floor, off to the right. The room will have six tables in it. The community room will be able to be used for small events. The septic was redone in the last eight to nine years and is in good shape. The building will be open year-round. Antonio Iadarola stated that this fits in with the goals of the POCD and Cynthia Ross-Zweig agreed. The building will not encroach on the existing beach area per Antonio Iadarola. The front of the building will go to the end of the retaining wall. There will be handicap access via a lift rather than a ramp due to space limitations. Current parking lot should not need any changes this will be verified with Zoning.

Ernie Lehman made a motion for the 8-24 positive referral to the Board of Selectman in regards to ARPA project - Beach House Replacement and approval to secure any associated easement that may be required to complete this project. Gary Reetz seconded the motion. **(5-0-0) Motion Passed**

Antonio Iadarola – 8-24 Referral for ARPA projects - Ball Pond/Ore Hill Drainage improvement project and the approval to secure permanent/temporary easements and any parcels as may be needed to complete this project

Antonio Iadarola spoke on behalf of the town (see enclosure). Arden Avenue is the general area of this project. Antonio Iadarola shared some maps that showed the properties affected by the project. There is significant erosion and drainage issues. The goal is to have multiple water retention basins that will meter out the water nice and slow in a rain event. A discussion was held regarding the lot sizes, the current use, the current owners of the lots, and the price of the lots. The lots to purchase are 23 Merlin, 19 Merlin, 3 Arden Avenue, 4 Arden Avenue, 5 Arden Avenue, and there will be easements on 7 Arden Avenue and 5 Ore Hill. All property owners have agreed to sell the properties at the appraised values per Alex Copp (Cohen and Wolf). All the lots in question are vacant lots, minimal in size, and are unbuildable. Sediment that is currently going downstream will be eliminated with the completion of this project.

Gary Reetz made a motion for the 8-24 positive referral to the Board of Selectman in regards to ARPA project - Ball Pond/Ore Hill Drainage improvement project and the approval to purchase 23 Merlin, 19 Merlin, 3 Arden Avenue, 4 Arden Avenue, 5 Arden Avenue, and permanent easements on 7 Arden Avenue and 5 Ore Hill. Ernie Lehman seconded the motion. **(5-0-0) Motion Passed**

OLD BUSINESS

POCD – discussion on the survey. Currently 300 responses. Olivia Micca stated that with New Fairfield Day is on September 9, 2023 this is a chance to promote the survey and to increase the response rate. Cynthia Ross-Zweig stated a concern about incurring additional fees as well as a concern for the interactions with townspeople be about doing the survey and be careful to not influence responses on the survey. Ernie Lehman stated that the presence of board members at New Fairfield Day would not incur fees it would require board members to spend time at the fair interacting with townspeople and giving out the QR code for the survey. Cynthia Ross-Zweig stated that the town would need to be notified so that a tent would be made available for the Planning Commission. Jeff Morrell stated that the signs are up around town but it is hard to see what the sign is advertising. Jeff Morrell suggested having the signs from the first round be put up at and around New Fairfield Days, Dana Ulibarri will check with Glenn Chalders to see if the first round of signs are available to use at New Fairfield Day. Ernie Lehman asked Khris Hall to have the survey mentioned at town meetings. Khris Hall said that she could have that done. Khris Hall will have the First Selectman post it again on the town Facebook page. Olivia Micca stated that all resources should be used. Cynthia Ross-Zweig stated that board members should be mindful when promoting the doing of the survey and the signs should be placed in a neutral location at New Fairfield Day.

Jeff Morrell inquired about why there is a time limit on the survey. Cynthia Ross-Zweig stated that the commission needs time to review the survey, there is a time frame to complete the new POCD, as well as the workshops and other meetings that are needed in relation to the survey and the updated POCD.

STANDING ITEMS

Subdivision Log - none

ADJOURNMENT

Gary Reetz made a motion to adjourn the meeting at 8:25 pm. Jeff Lehman seconded the motion. (5-0-0) **All in favor**

Enclosure

Letter from Antonio Iadarola

Received by email on 08/29/2023 @ 1:55 p.m.
by Chrystie M. Bontempo, Asst. Town Clerk, New Fairfield



THE TOWN OF NEW FAIRFIELD

First Selectman
4 Brush Hill Road, New Fairfield, CT 06812
PH: 203-312-5600 FAX: 203-312-5610
www.newfairfield.org

August 28, 2023

To Whom it May Concern,

Antonio Iadarola, P.E., acting in his capacity as Town Engineer, has the authority to act on behalf of the Town of New Fairfield as its Agent, at the Planning Commission meeting to be held on Monday, August 28.

Respectfully Submitted,

Patricia Del Monaco

Patricia Del Monaco
First Selectman