

# The Planning Commission

Town of New Fairfield  
New Fairfield, Connecticut 06812

Planning Commission Town of New Fairfield  
AGENDA – Regular Meeting  
Monday, September 18, 2023 @ 7:30pm  
**Community Room @ 33 Route 37**  
**New Fairfield Conference Room**  
New Fairfield CT

1. Call to Order
2. Pledge of Allegiance
3. Appointments
4. Approve Minutes Planning Commission  
August 28, 2023 Regular Meeting  
July 24, 2023 Regular Meeting
5. Correspondence/ Announcements  
Budget  
Public Comment

## New Business

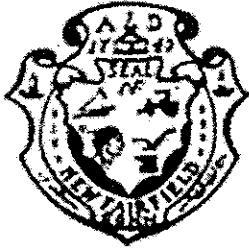
## Old Business

6. Update on the POCD

## Standing Items

7. Subdivision Log
8. Adjournment

Received by email on 09/12/2023 @ 2:47 p.m.  
by Chrystie M. Bontempo, Asst. Town Clerk, New Fairfield



# The Planning Commission

Town of New Fairfield

New Fairfield, Connecticut 06812

Planning Commission Town of New Fairfield  
Regular Meeting – Minutes -- Revised  
Monday September 18, 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  
Mr. Ernie Lelunan  
Mr. Jeff Morrell  
Ms. Kirsten Bennett O'Rourke (absent)

**Alternates:** Mr. Dylan White  
Ms. Olivia Micca  
Mr. Gary Reetz (absent)

**Guests:** Mr. Evan White (Zoning Enforcement Officer), Khris Hall (Board of Selectman), John McCartney

**Call to Order:** 7:30 pm  
**Pledge of Allegiance**

Jeff Morrell elevated Dylan White to a voting member for tonight's meeting. Seconded by Ernie Lehman (4-0-0) **Motion Approved**

## APPROVAL OF THE MINUTES

**Minutes from the July 24, 2023 meeting** – Ernie Lehman made a motion to approve the July 24, 2023 meeting minutes. Cory Neumann seconded the motion. (5-0-0) **All in favor**

**Minutes from the August, 28, 2023 meeting** – Ernie Lehman made a motion to approve the July 24, 2023 meeting minutes. Dylan White seconded the motion. (5-0-0) **All in favor**

## CORRESPONDENCE/ANNOUNCEMENTS

Budget – Jeff Morrell questioned the signage costs. Cynthia Ross-Zweig stated that the invoice has not been received.

**PUBLIC COMMENT**

None

**NEW BUSINESS**

None

**OLD BUSINESS**

**Update on the POCD** -- Cynthia Ross Zweig stated that Glenn Miller was not available tonight but is available September 25<sup>th</sup>. She stated that a special meeting could be called if needed. The survey ended last night and Glenn Miller is working on compiling the responses. Cynthia Ross-Zweig stated that the survey did not allow for duplicate responses. There were about 536 responses to the survey. Jeff Morrell questioned the number of incomplete surveys. Olivia Micca stated that she thought that the incomplete surveys that were submitted may have just been missing answers to some of the questions. Cory Neumann reached out to Glenn Miller to see if a meeting is needed prior to the October 23, 2023 meeting. If a special meeting is needed then the plan is to have a special meeting at 6 or 6:30 pm on October 23, 2023. Letters have gone out to the other boards asking for their feedback.

**STANDING ITEMS**

**Subdivision Log** - none

**ADJOURNMENT**

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

**Enclosure**

POCD Survey Results Data

POCD Survey Results Charts

Received by email on September 28, 2023 @ 10:01 a.m.  
By: Holly Z. Smith, Town Clerk, New Fairfield

# Community Survey - New Fairfield POCD

# DATA

Monday, September 18, 2023

536 Total Participants

Powered by  SurveyMonkey

### Q1: How did you learn about this on-line survey?

Answered: 536 Skipped: 0

ANSWER CHOICES	RESPONSES
I read about it in a newspaper	9.33% 50
I heard about it / read about it on-line	7.84% 42
I heard about it on social media (Facebook, Instagram, etc.)	40.49% 217
I found it on the Town website	9.51% 51
I heard about it at a Town meeting	0.93% 5
Someone told me about it	14.74% 79
Other	17.16% 92
TOTAL	536

## Q2: What is your main connection to New Fairfield?

Answered: 534 Skipped: 2

ANSWER CHOICES	RESPONSES	
I am a full-time resident (owner)	94.38%	504
I am a full-time resident (renter)	2.06%	11
I live in New Fairfield part-time / seasonally / weekends	3.18%	17
I operate a business in New Fairfield	0.19%	1
I work in New Fairfield	0.19%	1
I don't live or work in New Fairfield, I just like the community!	0%	0
TOTAL		534

### Q3: If you live in New Fairfield, how would you best describe where you live?

Answered: 530 Skipped: 6

ANSWER CHOICES	RESPONSES
Lake Communities- Candlewood Isle, Candlewood Knolls, Kellogg Point, Squantz Pond, Sail Harbor, etc.	22.83% 121
South Central - New Fairfield Center, etc.	33.40% 177
Southwest- Ball Pond / Putnam Lake Area	32.45% 172
Northern / Western Areas	11.13% 59
I don't live in New Fairfield	0.19% 1
TOTAL	530

**Q4: If you live in New Fairfield , how long have you lived here?**

Answered: 535 Skipped: 1

ANSWER CHOICES	RESPONSES	
Less than 5 years	17.01%	91
5 to 9 years	9.53%	51
10 to 14 years	9.16%	49
15 to 19 years	8.60%	46
20 years or more	45.23%	242
My whole life	10.09%	54
I don't live or operate a business in New Fairfield	0.37%	2
TOTAL		535



**Q5: If you live in New Fairfield , where did you live before coming to live here?**

Answered: 501 Skipped: 35

ANSWER CHOICES	RESPONSES
Abutting Municipality (Sherman, New Milford, Brookfield, Danbury, Southeast NY, Patterson, NY)	19.36% 97
Elsewhere in Fairfield County	10.18% 51
Elsewhere in Connecticut	6.59% 33
Elsewhere in New York State	48.90% 245
Elsewhere in United States	13.97% 70
Another Country	0.20% 1
I don't live or operate a business in New Fairfield	0.80% 4
TOTAL	501

### Q6: If you live in New Fairfield, which type of housing do you currently live in?

Answered: 532 Skipped: 4

ANSWER CHOICES	RESPONSES	
Single-family home (< 1-acre)	41.92%	223
Single-family home (1+ acre)	56.39%	300
2-4 family building	0.19%	1
Apartment building / complex (5+ units)	0%	0
Condominium development	0.94%	5
Other	0.56%	3
TOTAL		532

**Q7: If you live in New Fairfield, please rate the following factors in your decision to live here or in terms of your overall quality of life today?**

Answered: 529 Skipped: 7

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT A FACTOR	NO OPINION	TOTAL	WEIGHTED AVERAGE
Education system	66.48% 347	16.67% 87	14.94% 78	1.92% 10	522	1.50
Water amenities (Candlewood Lake, Squantz Pond, Ball Pond, etc.)	40.76% 214	32.76% 172	25.52% 134	0.95% 5	525	1.14
Outdoor amenities such as parks, trails, etc.	45.04% 236	41.60% 218	12.79% 67	0.57% 3	524	1.32
Community appearance / ambience	65.01% 340	28.30% 148	6.31% 33	0.38% 2	523	1.58
Shopping opportunities	20.11% 105	47.51% 248	31.61% 165	0.77% 4	522	0.88
Community reputation	54.23% 282	35.58% 185	8.08% 42	2.12% 11	520	1.44
Overall vibrancy	38.92% 202	43.74% 227	15.61% 81	1.73% 9	529	1.22
Housing (type, value, etc.)	67.81% 356	27.24% 143	4.00% 21	0.95% 5	525	1.63
Location (close to work, close to family, etc.)	45.54% 240	34.72% 183	18.41% 97	1.33% 7	527	1.26
Town services	41.97% 217	42.75% 221	14.31% 74	0.97% 5	527	1.27

**Q8: How would you rate the overall quality of life in New Fairfield?**

Answered: 527 Skipped: 9

ANSWER CHOICES	RESPONSES
Excellent	12.71% 67
Very good	51.04% 269
Good	25.62% 135
Fair	9.68% 51
Poor	2.47% 13
TOTAL	535

**Q11: Do you see yourself living in New Fairfield in 10 years?**

Answered: 512 Skipped: 24

ANSWER CHOICES	RESPONSES
Yes	68.95% 353
No	32.42% 166
TOTAL	519

**Q12: What type of housing do you see yourself living in 10 years from now?**

Answered: 521 Skipped: 15

ANSWER CHOICES	RESPONSES
Smaller single-family home	21.69% 113
Larger single-family home	13.44% 70
2-4 family building	0.19% 1
Apartment building/complex (5+ units)	1.73% 9
Condominium development	6.91% 36
Same place I live in today	49.90% 260
Other	6.14% 32
TOTAL	521

**Q13: The Conservation part of a Plan of Conservation and Development (POCD) might identify things New Fairfield wants to preserve or protect. How would you rank the following topics in terms of how important you feel they are to you or to the future of New Fairfield ?**

Answered: 508 Skipped: 28

	#1 RANK	# 2 RANK	#3 RANK	#4 RANK	TOTAL	WEIGHTED AVERAGE
Water Resources (surface water quality, groundwater quality, wetlands, etc.)	50.0% 232	17.46% 81	18.75% 87	13.79% 64	464	3.04
Other Natural Resources (steep slopes, wildlife habitat, invasive species, etc.)	4.09% 19	23.87% 111	31.83% 148	40.22% 187	465	1.92
Open Space (preserved land, interconnected trails, etc.)	15.06% 72	36.61% 175	31.59% 151	16.74% 80	478	2.5
Overall Ambience / Sense of Place (historic character, farms, scenic characteristics, visual appearance, etc.)	34.46% 174	23.76% 120	16.44% 83	25.35% 128	505	2.67

**Q14: The Development section of a POCD might identify how New Fairfield wants to guide growth or change in the future. How would you rank the following topics in terms of how important you feel they are to you or to the future of New Fairfield.**

Answered: 499 Skipped: 37

	#1 RANK	#2 RANK	#3 RANK	#4 RANK	TOTAL	WEIGHTED AVERAGE
Town Center (economic vibrancy, development design, compatible uses, sense of place, overall character, etc.)	48.73% 230	33.05% 156	11.44% 54	6.78% 32	472	3.24
Business / Economic Development (support existing business, attract new business, enhance tax base, etc.)	30.56% 147	42.00% 202	19.54% 94	7.90% 38	481	2.95
Housing Needs (diversifying housing options / choices, etc.)	10.15% 48	13.11% 62	28.33% 134	48.41% 229	473	1.85
Sustainability / Resiliency (becoming "greener", addressing climate change, being flexible, etc.)	12.78% 62	11.55% 56	39.18% 190	36.49% 177	485	2.01



**Q15: In terms of housing, do you feel New Fairfield has too much, not enough, or about the right amount of the following types of housing?**

Answered: 500 Skipped: 36

	TOO MANY	ABOUT THE RIGHT AMOUNT	NOT ENOUGH	TOTAL	WEIGHTED AVERAGE
Age-restricted housing (seniors)	4.70% 23	49.69% 243	45.60% 223	489	0.41
Assisted living facilities	5.50% 26	45.24% 214	49.26% 233	473	0.44
Housing that is more affordable (for young people / families, local workers, seniors, etc.)	5.49% 27	43.90% 216	50.61% 249	492	0.45
Smaller single-family homes	3.25% 16	69.98% 345	26.77% 132	493	0.24
Larger single-family homes	28.22% 138	64.01% 313	7.77% 38	489	-0.20
Condominiums or townhomes	17.53% 85	49.28% 239	33.20% 161	485	0.16
Apartments (5+ units)	25.73% 123	44.14% 211	30.13% 144	478	0.04
Multi-family homes (2-4 units)	24.12% 116	53.22% 256	22.66% 109	481	-0.01

**Q16: The Infrastructure section of a POCD might address how New Fairfield wants to provide for the services and facilities to meet community needs. How would you rank these in terms of how important you feel they are to you or to the future of New Fairfield.**

Answered: 494 Skipped: 42

	#1 RANK	#2 RANK	#3 RANK	#4 RANK	TOTAL	WEIGHTED AVERAGE
Community Facilities (schools, public safety, public works, recreation, library, senior center, government, etc.)	63.11% 296	18.98% 89	10.02% 47	7.89% 37	469	3.37
Vehicular Transportation (roads)	10.38% 49	22.03% 104	32.63% 154	34.96% 165	472	2.08
Other Transportation (sidewalks, trails, bike lanes, transit, etc.)	10.62% 50	25.69% 121	29.94% 141	33.76% 159	471	2.13
Utility Infrastructure (water supply, sewage disposal, storm drainage, electricity, cable, internet, wireless, etc.)	18.74% 92	33.81% 166	26.27% 129	21.18% 104	491	2.50

**Q.17: Now, for community facilities and services in New Fairfield, how would you rank the following in terms of importance to you?**

Answered: 494 Skipped: 42

	#1 RANK	#2 RANK	#3 RANK	#4 RANK	#5 RANK	#6 RANK	TOTAL	WEIGHTED AVERAGE
Schools	45.57% 180	19.24% 76	9.87% 39	6.33% 25	3.80% 15	15.19% 60	395	4.51
Public safety (police, fire, emergency medical)	39.01% 181	31.47% 146	13.15% 61	7.54% 35	5.60% 26	3.23% 15	464	4.81
Public works (roadways, plowing, storm drainage, etc.)	10.02% 48	23.17% 111	31.73% 152	20.88% 100	11.69% 56	2.51% 12	479	3.91
Recreation / leisure (recreation facilities / programs, library, adult education, etc.)	10.23% 48	17.48% 82	25.80% 121	27.93% 131	10.66% 50	7.89% 37	469	3.65
General government (Town Hall, land use, finance, etc.)	3.42% 16	6.20% 29	9.62% 45	18.16% 85	35.04% 164	27.56% 129	468	2.42
Social services (social services, senior center, etc.)	2.73% 13	7.14% 34	11.34% 54	14.71% 70	29.62% 141	34.45% 164	476	2.35

**Q18: From an overall perspective, how important do you feel the following POCD strategy areas should be to New Fairfield over the next 10 to 20 years?**

Answered: 482 Skipped: 54

	EXTREMELY IMPORTANT	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
Protecting Natural Resources	43.70% 208	36.34% 173	16.39% 78	3.15% 15	0.42% 2	476	2.20
Preserving Open Space	33.19% 158	35.92% 171	22.48% 107	7.56% 36	0.84% 4	476	1.94
Maintaining / Enhancing Visual Appearance / Characteristics	29.29% 140	39.96% 191	22.18% 106	7.11% 34	1.46% 7	478	1.90
Promoting New Fairfield Center	25.73% 123	34.10% 163	28.87% 138	9.83% 47	1.46% 7	478	1.74
Retaining and Expanding Existing Businesses	37.37% 179	38.20% 183	17.54% 84	6.05% 29	0.84% 4	479	2.06
Pursuing New Commercial And Industrial Development To Grow The Tax Base	23.27% 111	29.98% 143	25.37% 121	18.87% 90	2.52% 12	477	1.55
Addressing Housing Needs	15.51% 74	22.01% 105	26.21% 125	33.75% 161	2.52% 12	477	1.17

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**Q18: From an overall perspective, how important do you feel the following POCD strategy areas should be to New Fairfield over the next 10 to 20 years?**

Answered: 482 Skipped: 54

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	EXTREMELY IMPORTANT	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
Promoting Sustainability / Resiliency	20.68% 98	31.43% 149	29.11% 138	14.77% 70	4.01% 19	474	1.54
Enhancing Community Facilities	26.37% 125	35.02% 166	29.32% 139	8.23% 39	1.05% 5	474	1.78
Making The Town More Pedestrian-Friendly	28.54% 137	26.25% 126	23.12% 111	20.83% 100	1.25% 6	480	1.61
Making The Town More Bicycle-Friendly	13.42% 64	18.24% 87	28.93% 138	37.11% 177	2.31% 11	477	1.06
Addressing Piped Infrastructure (water, sewer, natural gas, etc.)	26.74% 127	23.58% 112	25.89% 123	21.05% 100	2.74% 13	475	1.53
Addressing Wired/Wireless Infrastructure (internet, cell phones, etc.)	23.01% 110	35.77% 171	27.20% 130	11.92% 57	2.09% 10	478	1.68

**Q19: How well do you think the Town of New Fairfield has been doing addressing these strategy areas?**

Answered: 481 Skipped: 55

	EXCELLENT	GOOD	FAIR	POOR	NO OPINION	TOTAL	WEIGHTED AVERAGE
Protecting Natural Resources	5.25% 25	42.71% 202	30.87% 146	8.46% 40	12.68% 60	473	1.32
Preserving Open Space	5.25% 25	40.13% 191	32.77% 156	9.03% 43	12.82% 61	476	1.29
Maintaining / Enhancing Visual Appearance / Characteristics	6.98% 33	40.17% 190	35.31% 167	13.32% 63	4.23% 20	473	1.37
Promoting New Fairfield Center	3.38% 16	28.33% 134	40.80% 193	18.32% 89	8.67% 41	473	1.08
Retaining and Expanding Existing Businesses	1.91% 9	14.26% 67	38.51% 181	36.31% 173	8.51% 40	470	0.73
Pursuing New Commercial And Industrial Development To Grow The Tax Base	1.90% 9	8.03% 38	32.35% 153	40.17% 190	17.55% 83	473	0.54
Addressing Housing Needs	2.54% 12	16.07% 76	30.66% 145	27.06% 128	23.68% 112	473	0.70

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**Q19: How well do you think the Town of New Fairfield has been doing addressing these strategy areas?**

Answered: 481 Skipped: 55

(continued from previous page)

	EXCELLENT	GOOD	FAIR	POOR	NO OPINION	TOTAL	WEIGHTED AVERAGE
Promoting Sustainability / Resiliency	1.92% 9	16.42% 77	41.15% 193	15.99% 75	24.52% 115	469	0.80
Enhancing Community Facilities	2.79% 13	30.04% 140	33.69% 157	23.82% 111	9.66% 45	466	1.02
Making The Town More Pedestrian-Friendly	1.69% 8	19.62% 93	34.81% 165	31.65% 150	12.24% 58	474	0.79
Making The Town More Bicycle-Friendly	1.05% 5	6.12% 29	18.14% 86	48.31% 229	26.37% 125	474	0.34
Addressing Piped Infrastructure (water, sewer, natural gas, etc.)	2.54% 12	14.41% 68	28.81% 136	28.18% 133	26.06% 123	472	0.65
Addressing Wired/Wireless Infrastructure (internet, cell phones, etc.)	2.78% 13	19.66% 92	32.91% 154	21.58% 101	23.08% 108	468	0.81

**Q22: What age group are you part of?**

Answered: 476 Skipped: 60

ANSWER CHOICES	RESPONSES
Under 20 years old	0.21% 1
Age 20 to 34	6.51% 31
Age 35 to 44	21.85% 104
Age 45 to 54	22.90% 109
Age 55 to 64	19.75% 94
Age 65 to 79	25.42% 121
Age 80 or over	3.36% 16
TOTAL	476



**Q23: To which gender do you most identify?**

Answered: 477 Skipped: 59

ANSWER CHOICES	RESPONSES
Male	35.01% 167
Female	58.49% 279
A gender type not listed here	0.42% 2
Prefer not to answer	6.08% 29
<b>TOTAL</b>	<b>477</b>

**Q24: Which of the following do you feel best describes you?**

Answered: 478 Skipped: 58

ANSWER CHOICES	RESPONSES
Asian	0.21% 1
Black / African American	0.63% 3
Hispanic / Latinx	2.09% 10
Native American / Alaskan Native / Pacific Islander	0% 0
White / Caucasian	79.71% 381
Biracial / Multi-racial	0.84% 4
A race / ethnicity not listed here	0.84% 4
Prefer not to answer	15.69% 75
TOTAL	478

# Community Survey - New Fairfield POCD

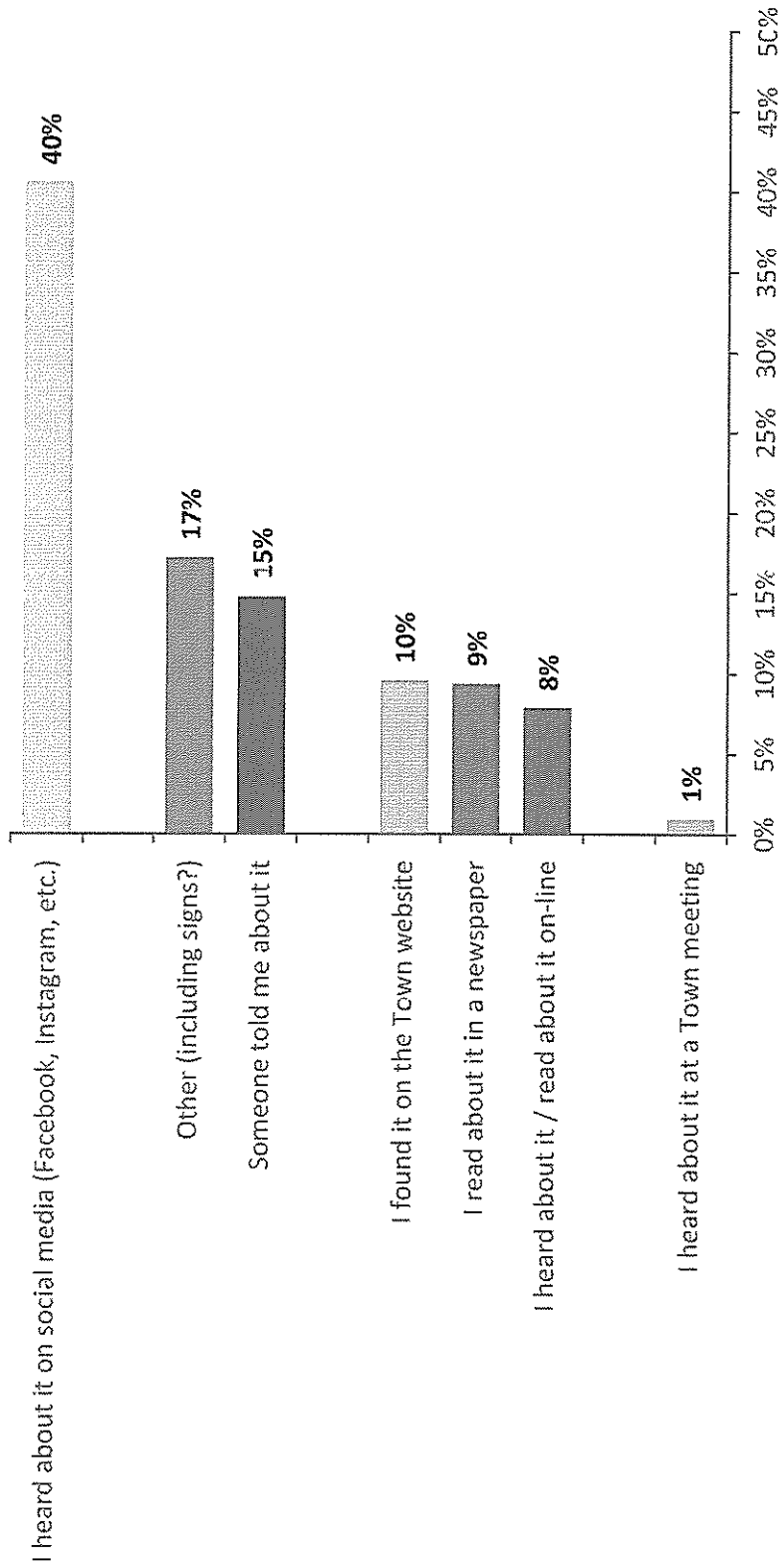
# CHARTS

Monday, September 18, 2023

536 Total Participants

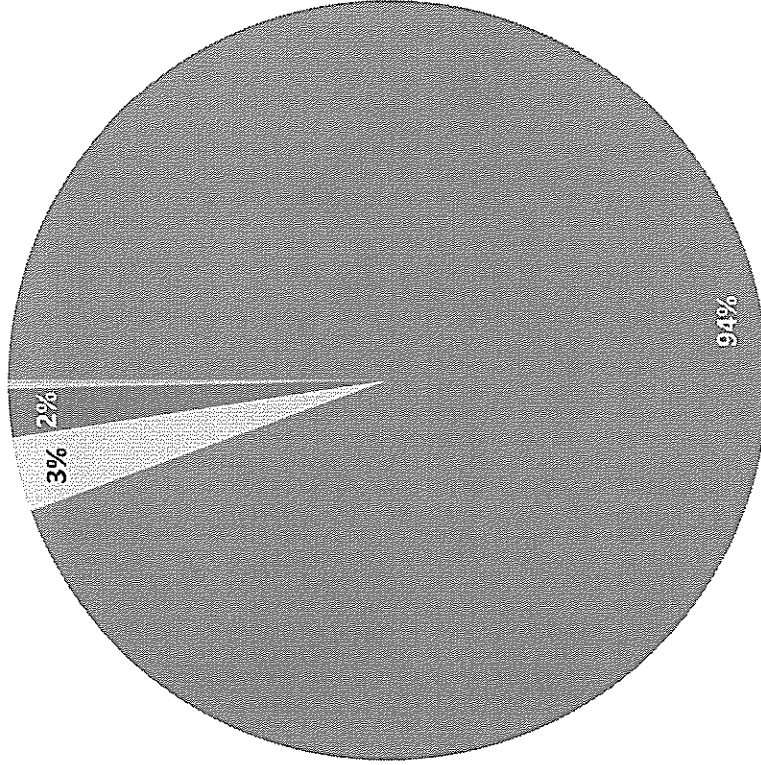
**Q1: How did you learn about this on-line survey?**

Answered: 536 Skipped: 0



Q2: What is your main connection to New Fairfield?

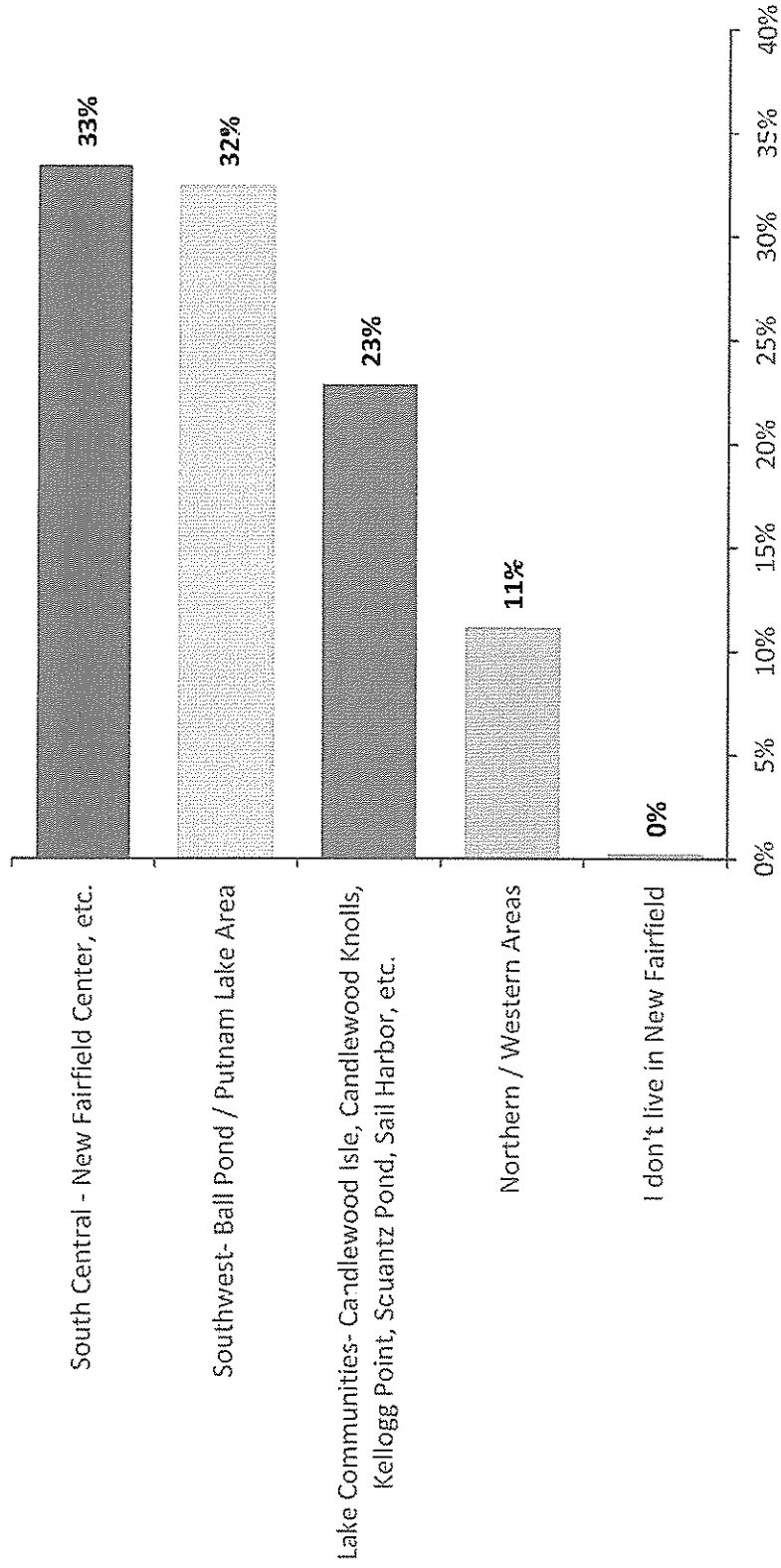
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- I am a full-time resident (owner)
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- I don't live or work in New Fairfield, just like the community!

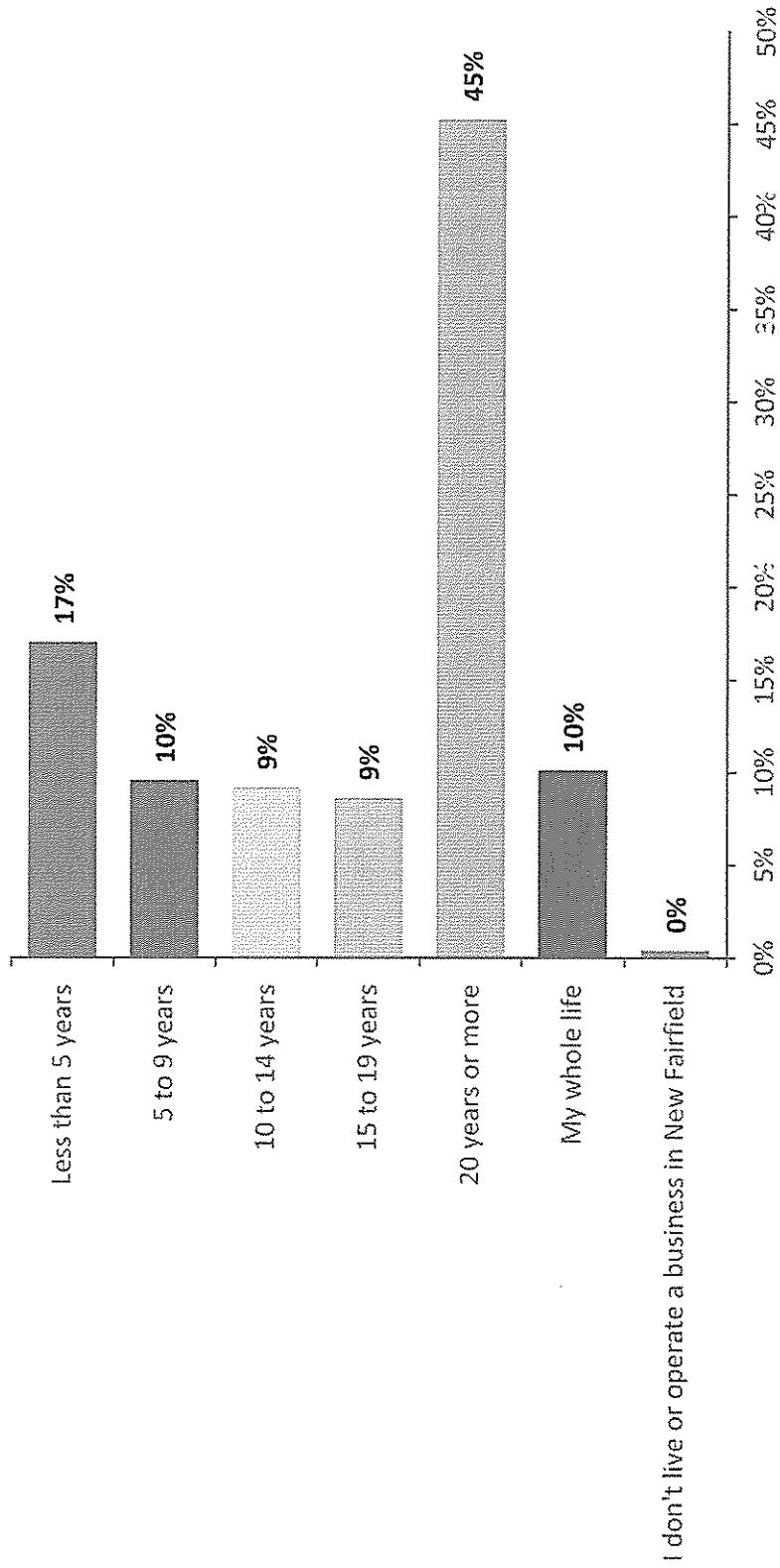
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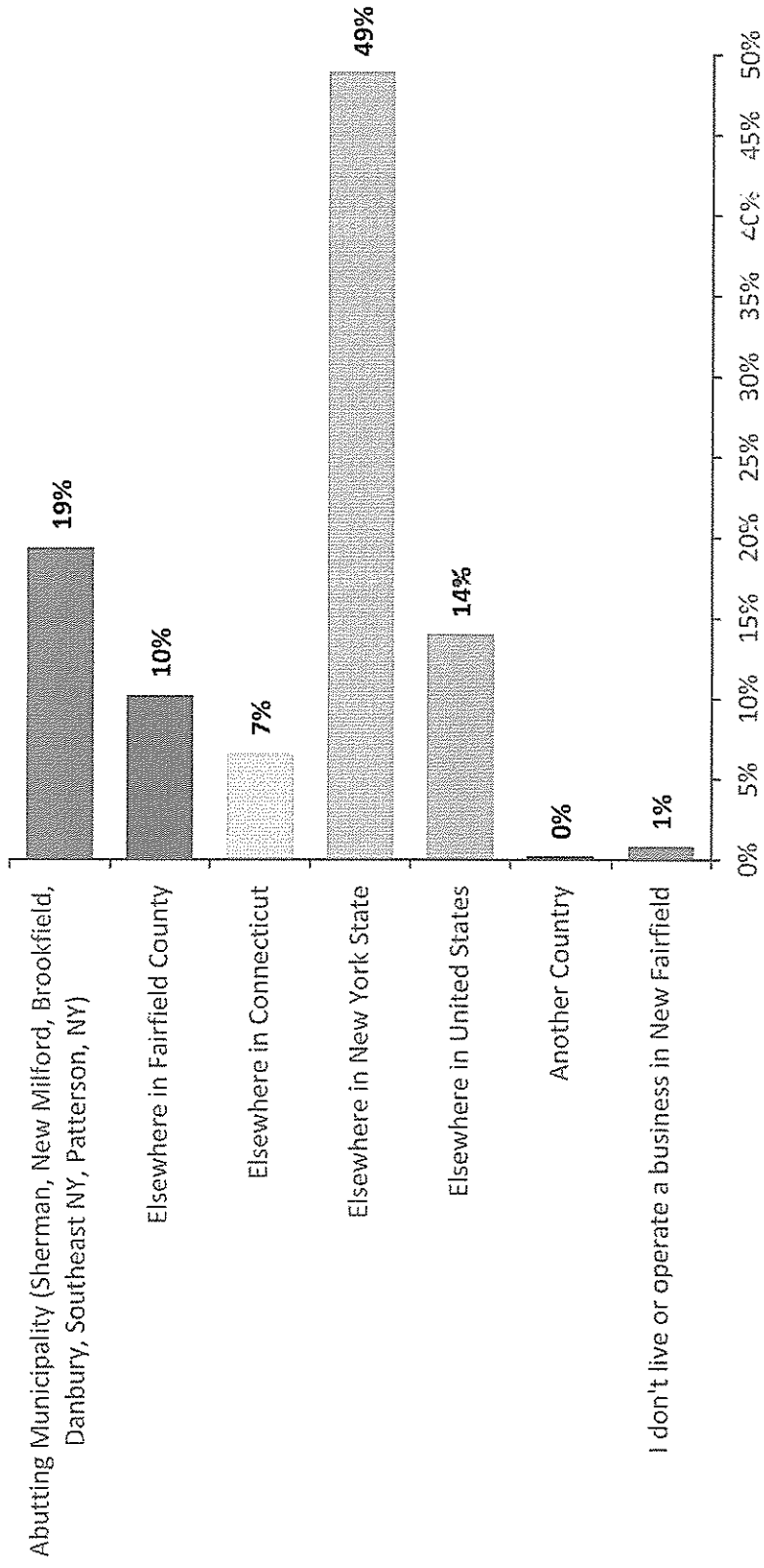
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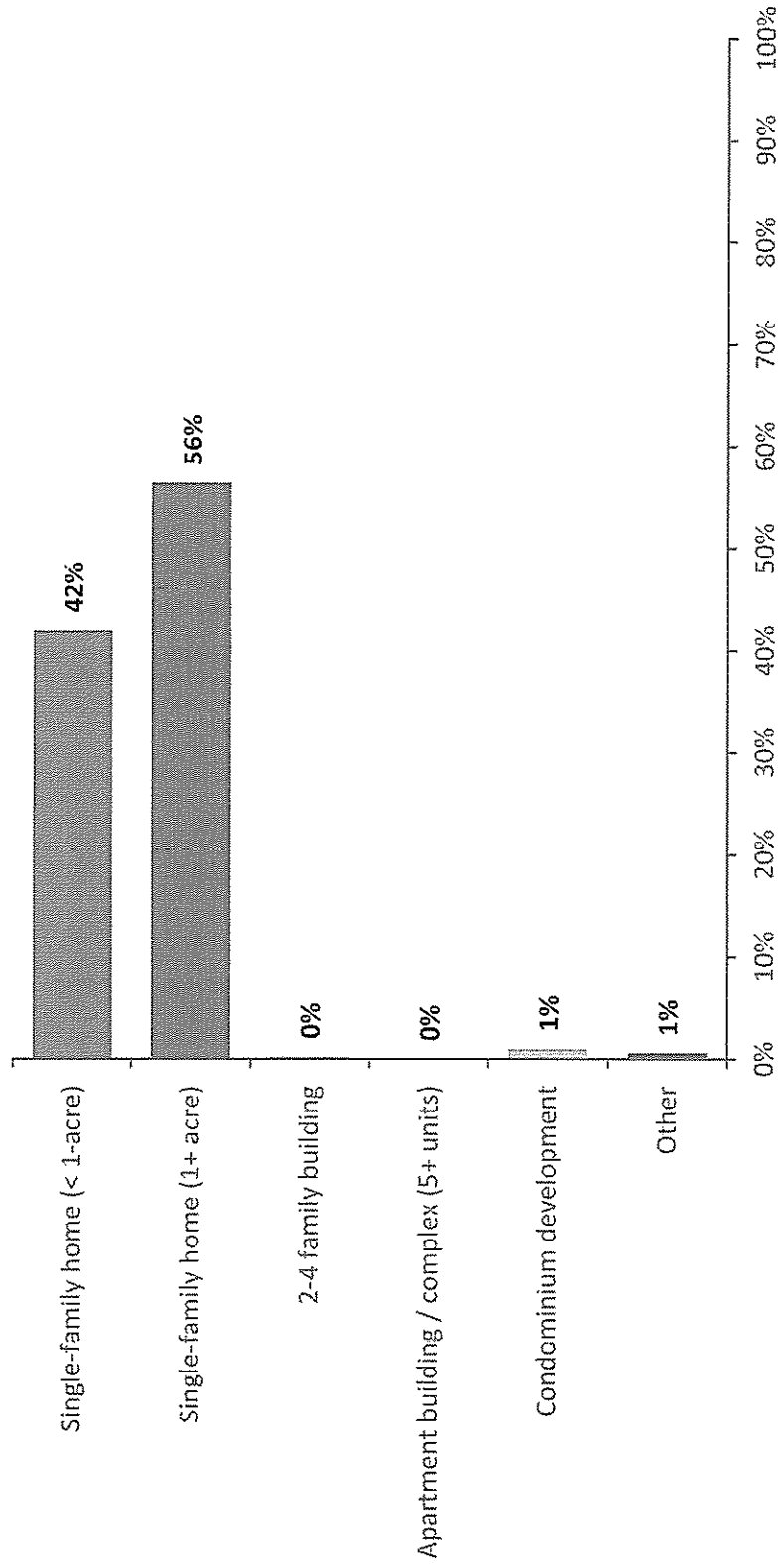
Answered: 501 Skipped: 35





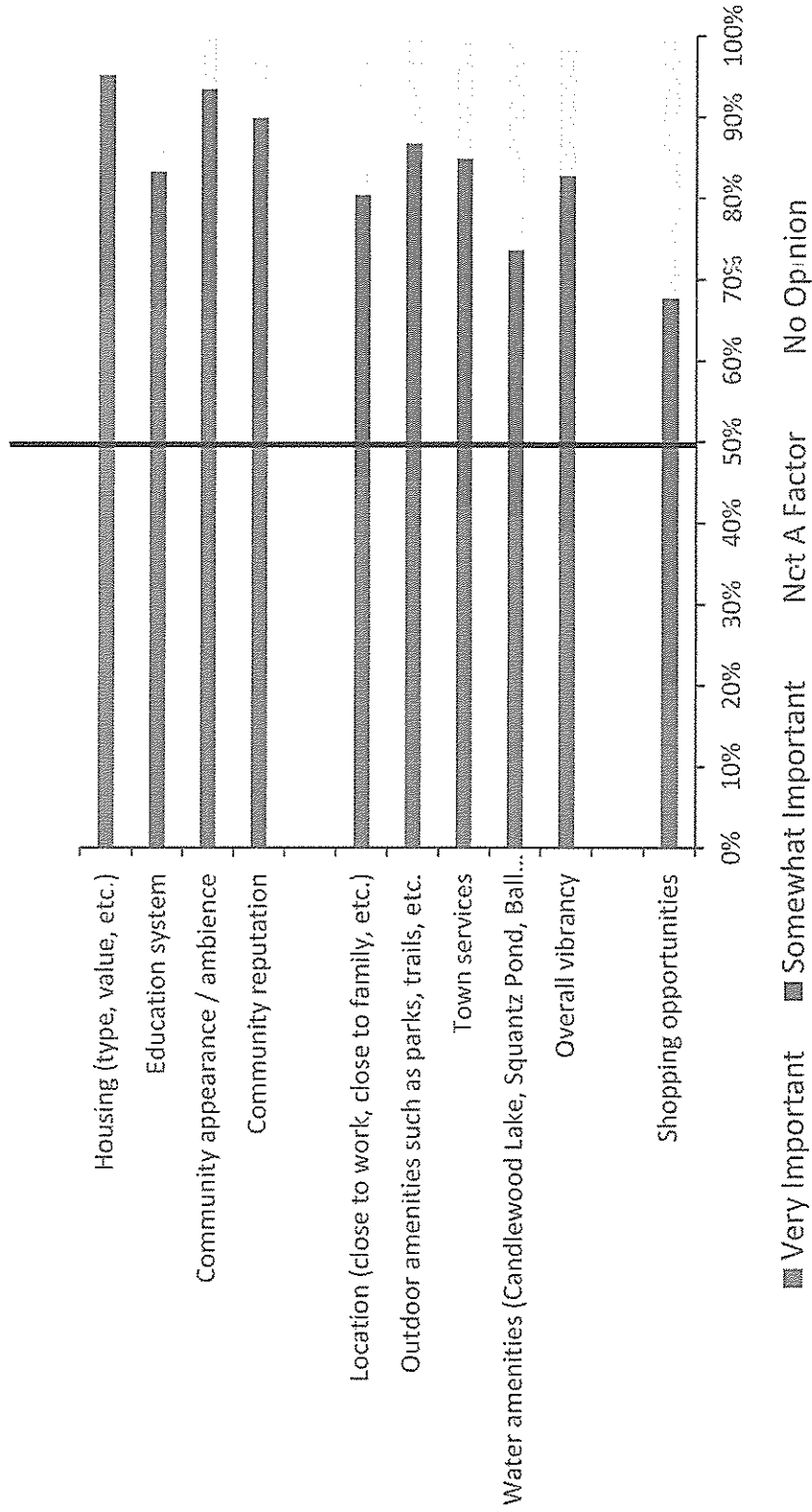
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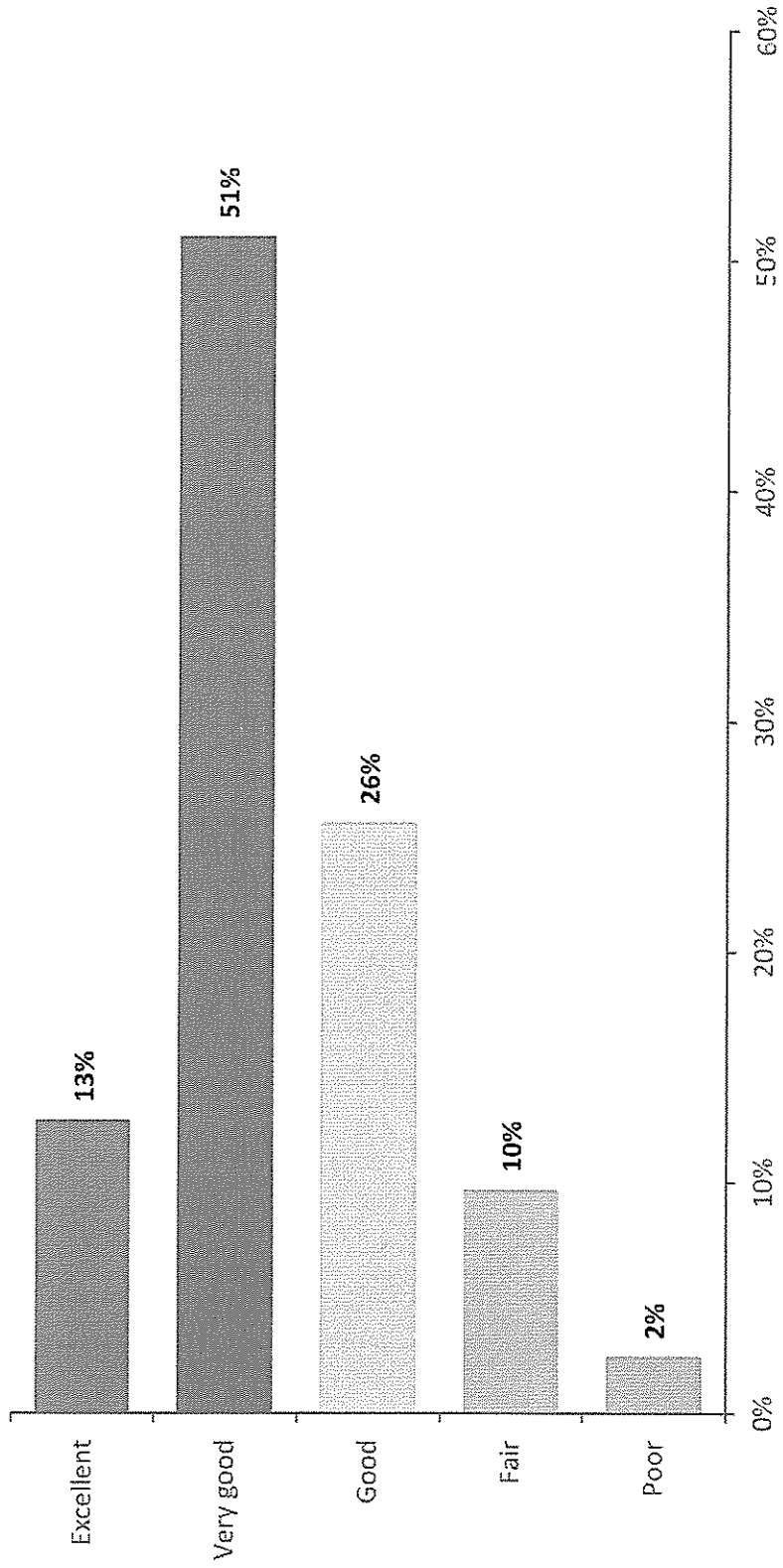
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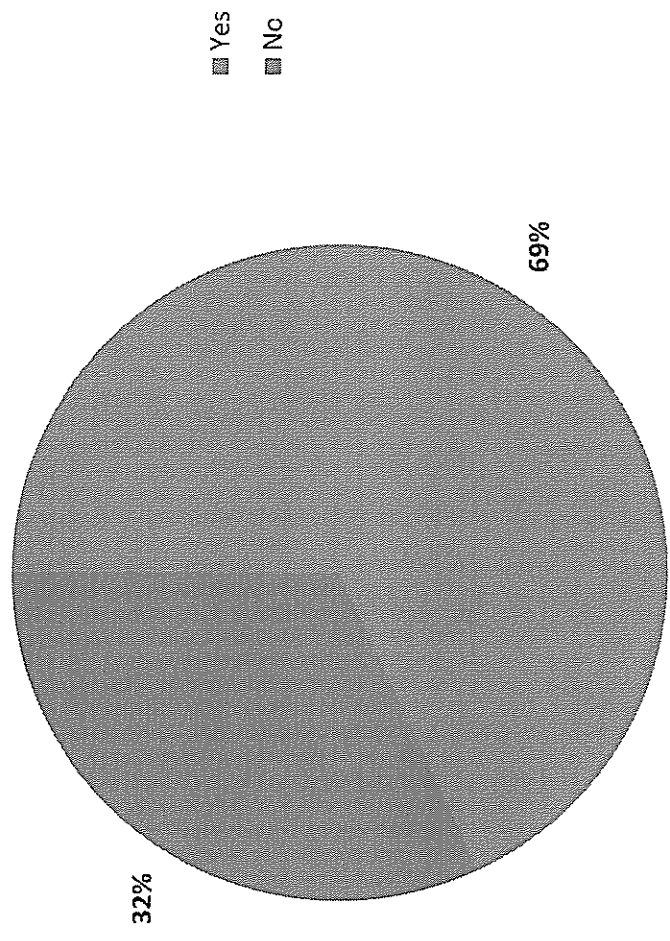
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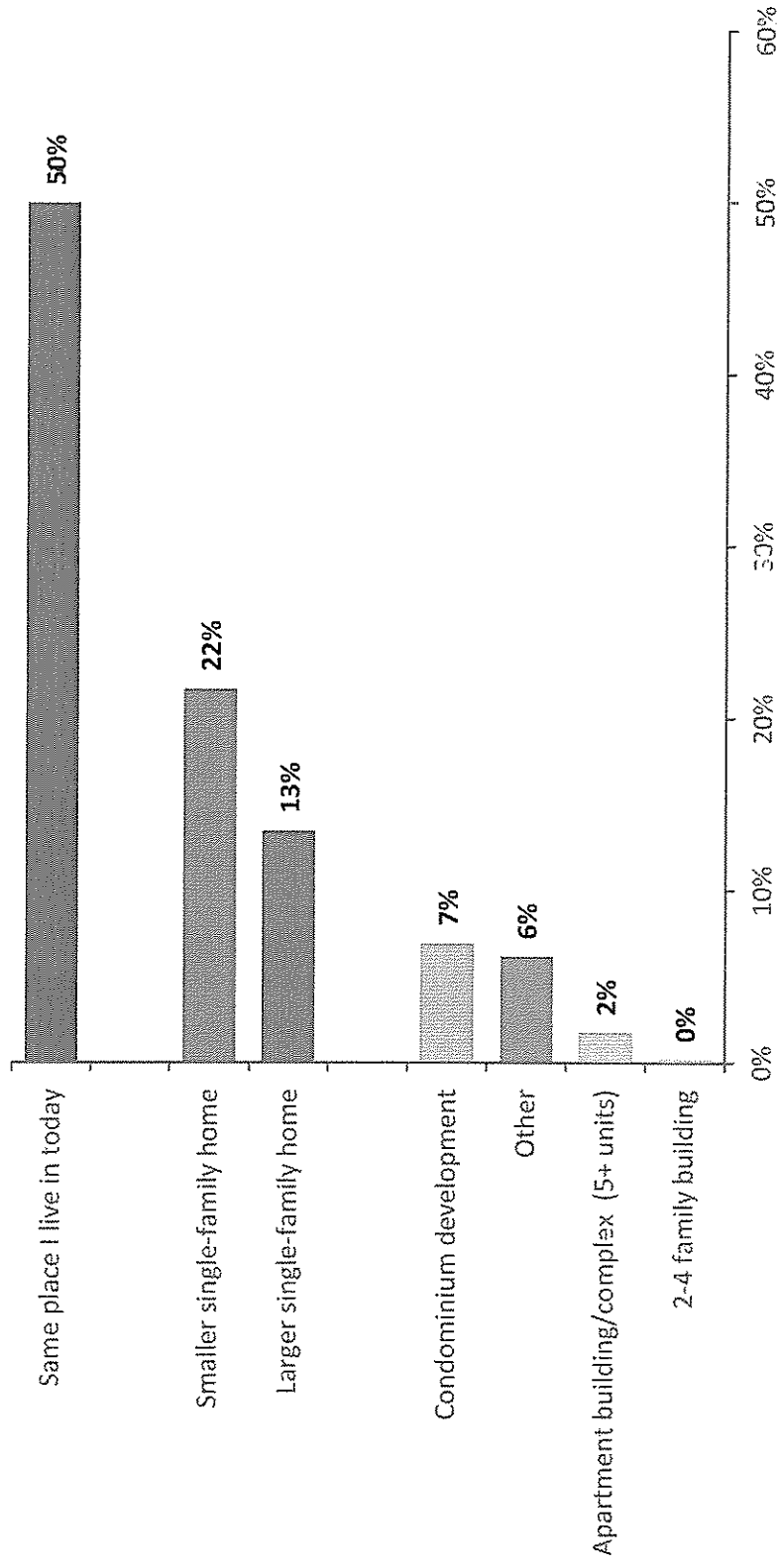
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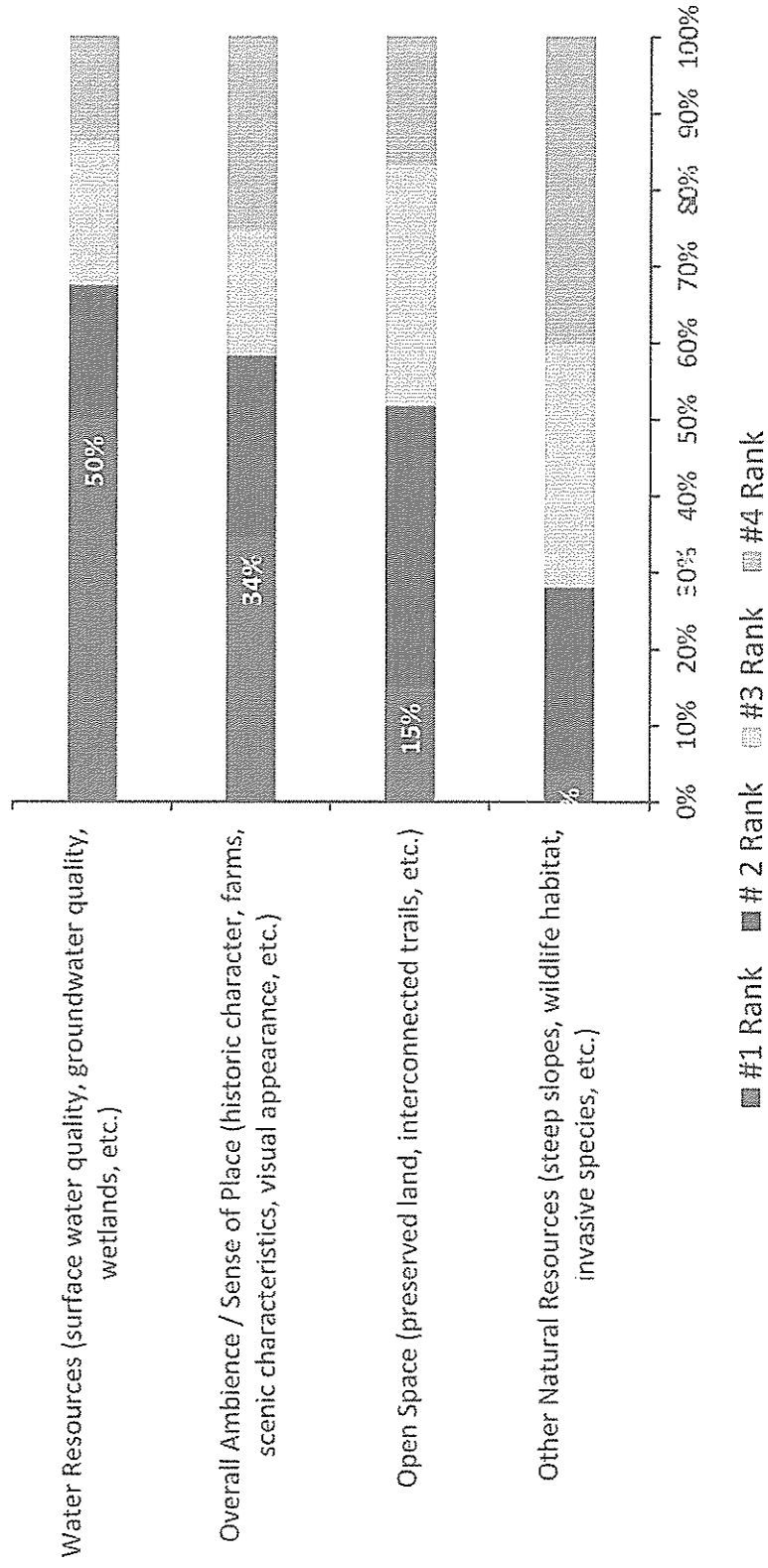
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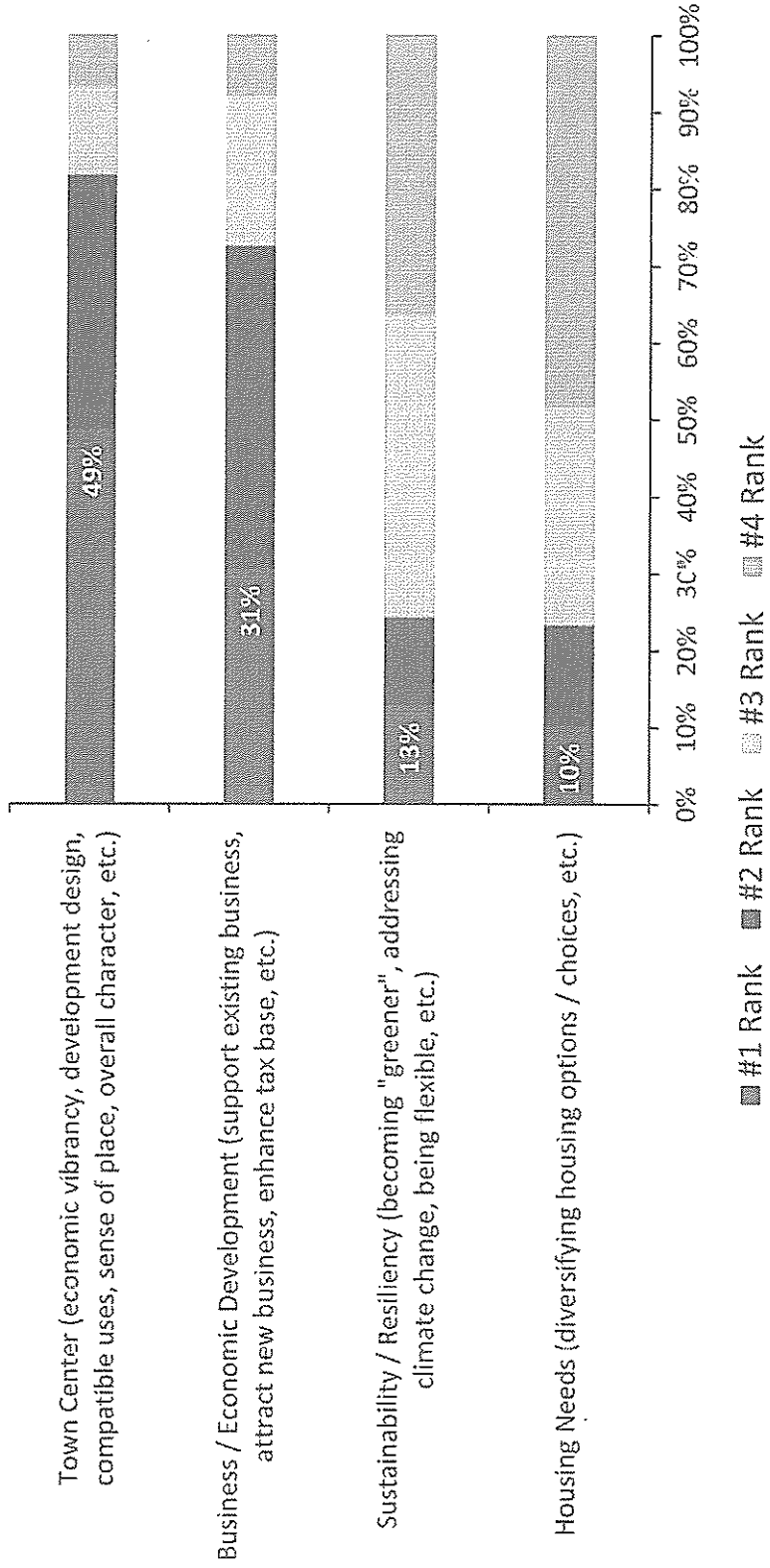
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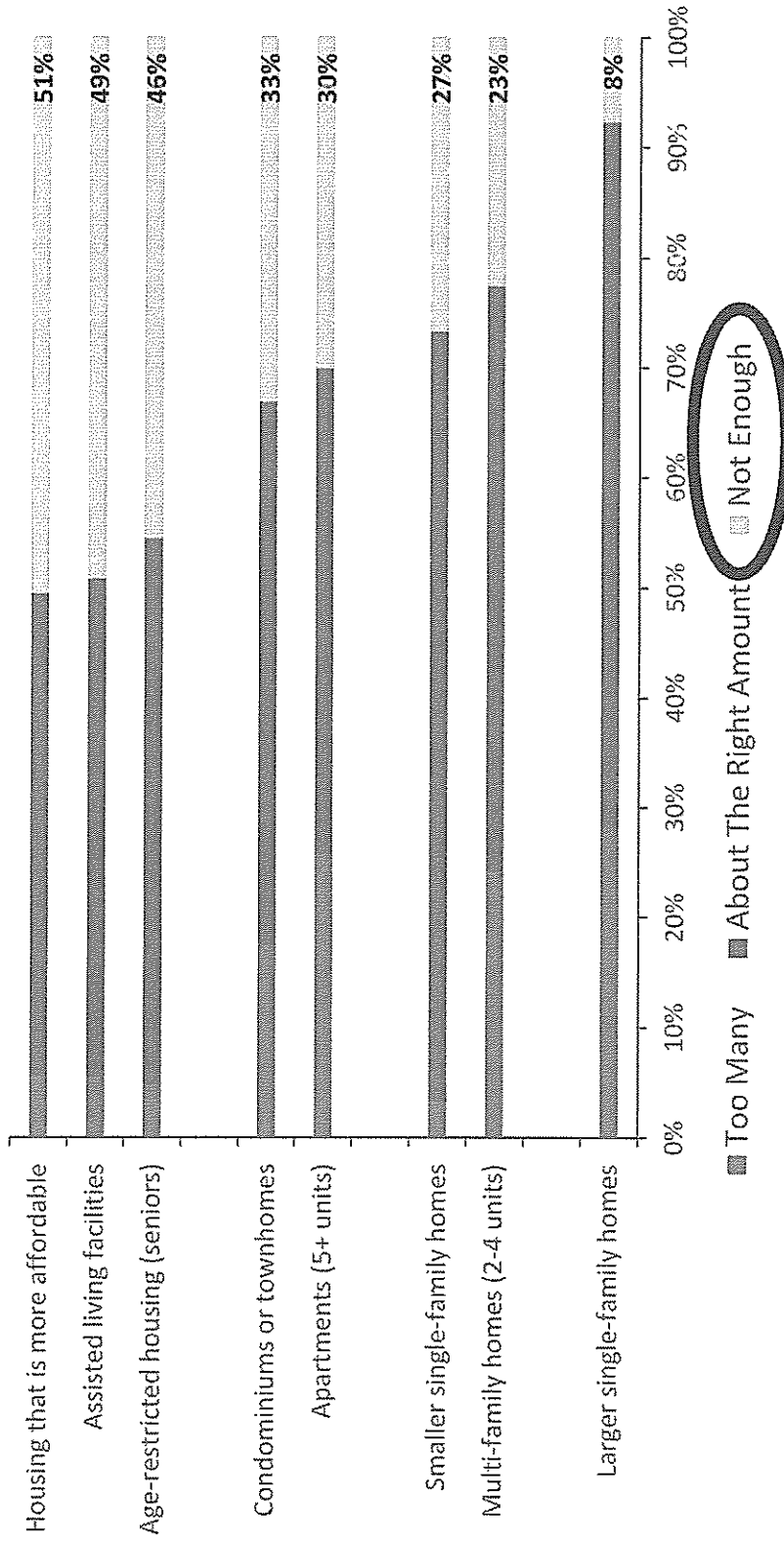
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Answered: 499 Skipped: 37



Q15: In terms of housing, do you feel New Fairfield has too much, not enough, or about the right amount of the following types of housing?

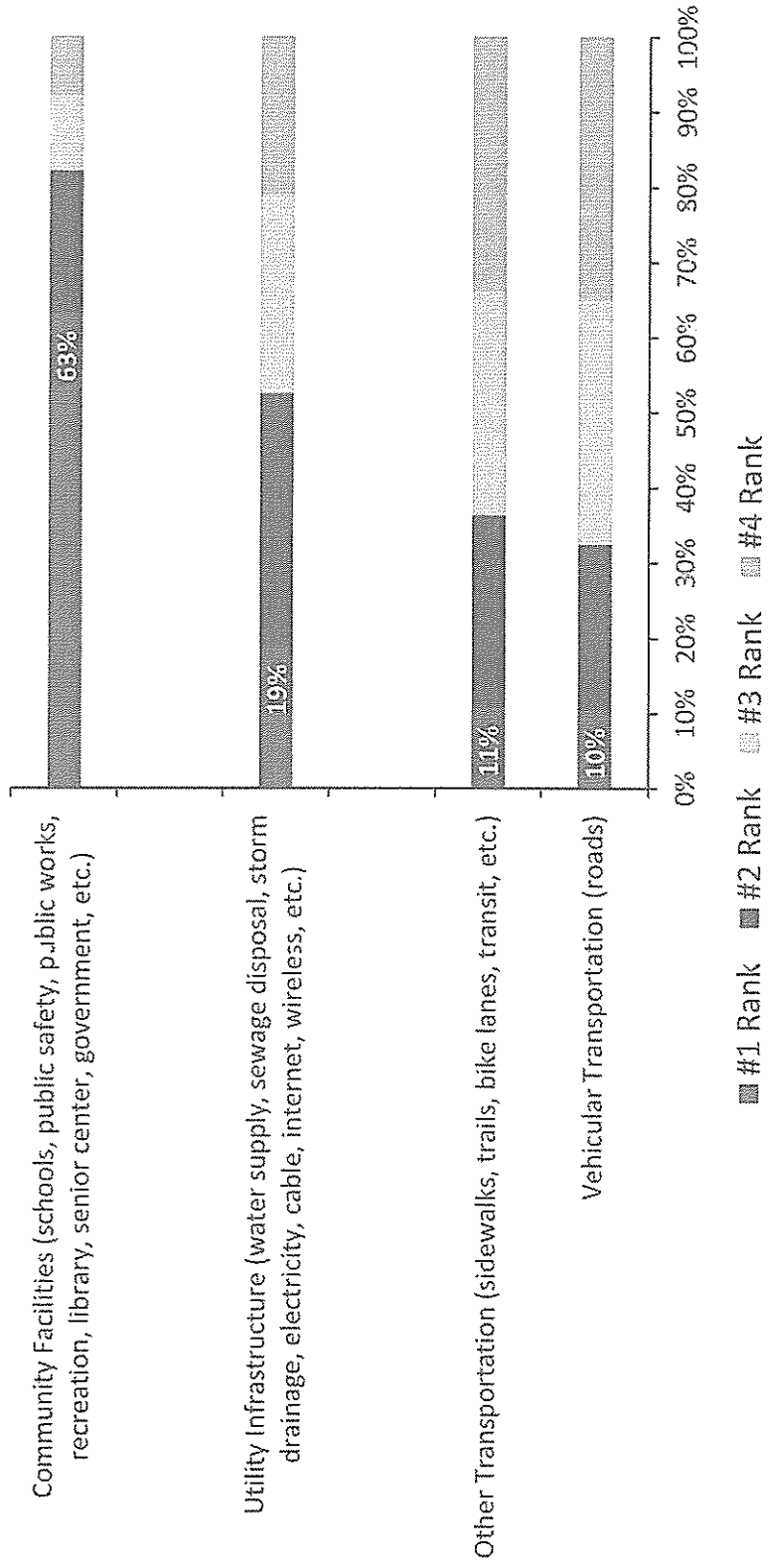
Answered: 500 Skipped: 36





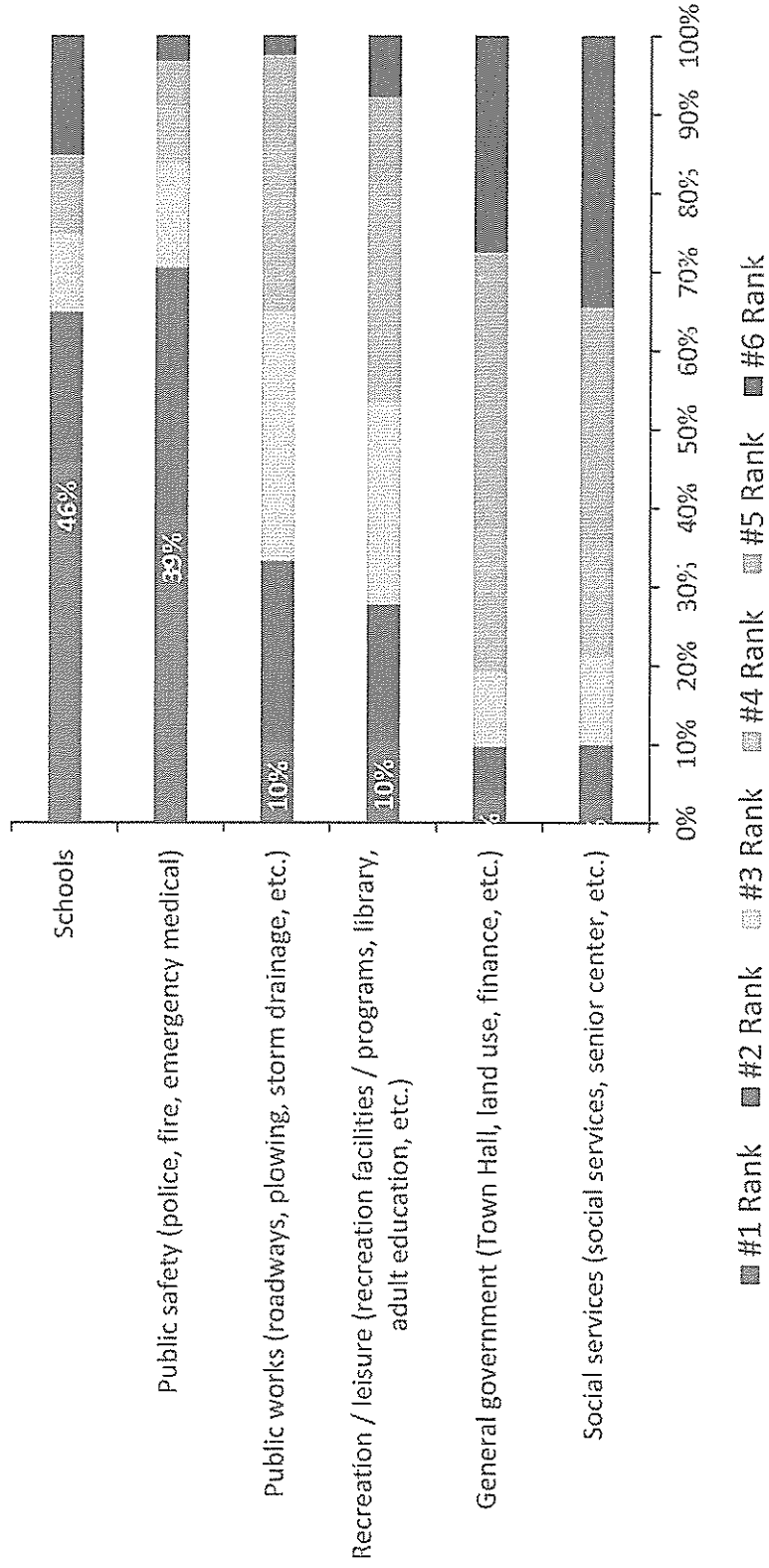
**Q16: The Infrastructure section of a POCD might address how New Fairfield wants to provide for the services and facilities to meet community needs. How would you rank these in terms of how important you feel they are to you or to the future of New Fairfield.**

Answered: 494 Skipped: 42



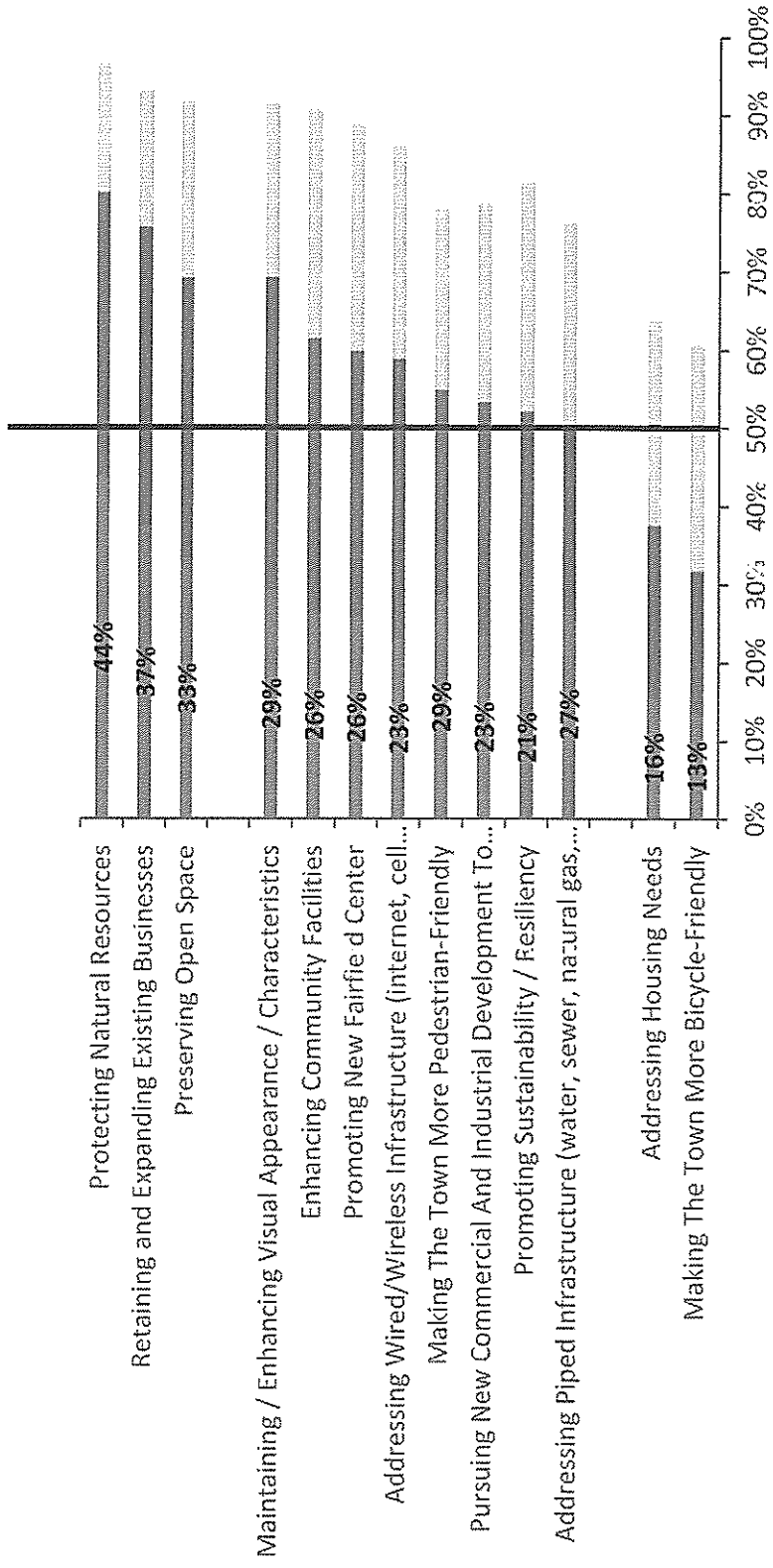
**Q17: Now, for community facilities and services in New Fairfield, how would you rank the following in terms of importance to you?**

Answered: 494 Skipped: 42



**Q18: From an overall perspective, how important do you feel the following POCD strategy areas should be to New Fairfield over the next 10 to 20 years?**

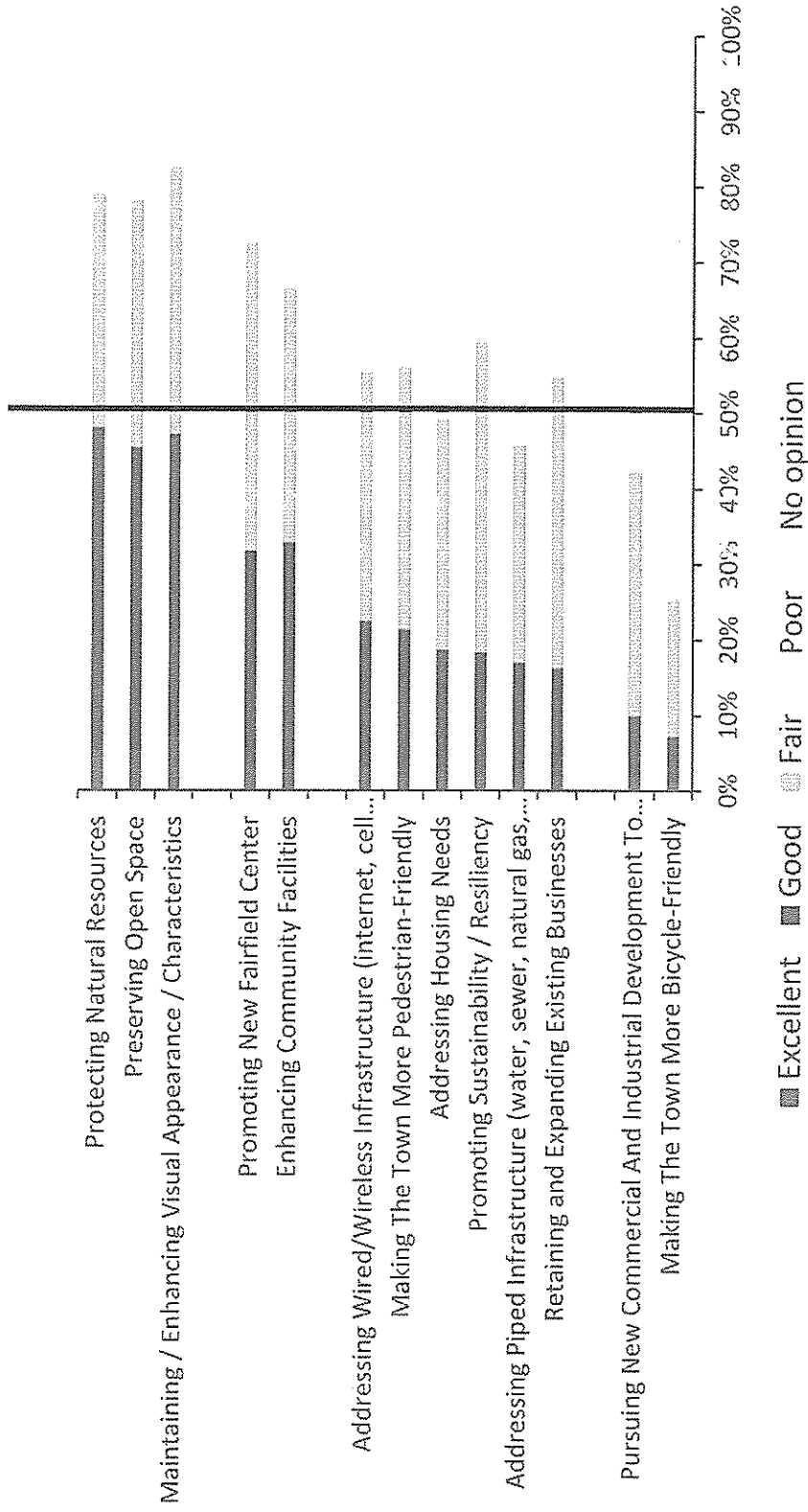
Answered: 482 Skipped: 54



Extremely Important 
  Very Important 
  Somewhat Important 
  Not Very Important 
  No opinion

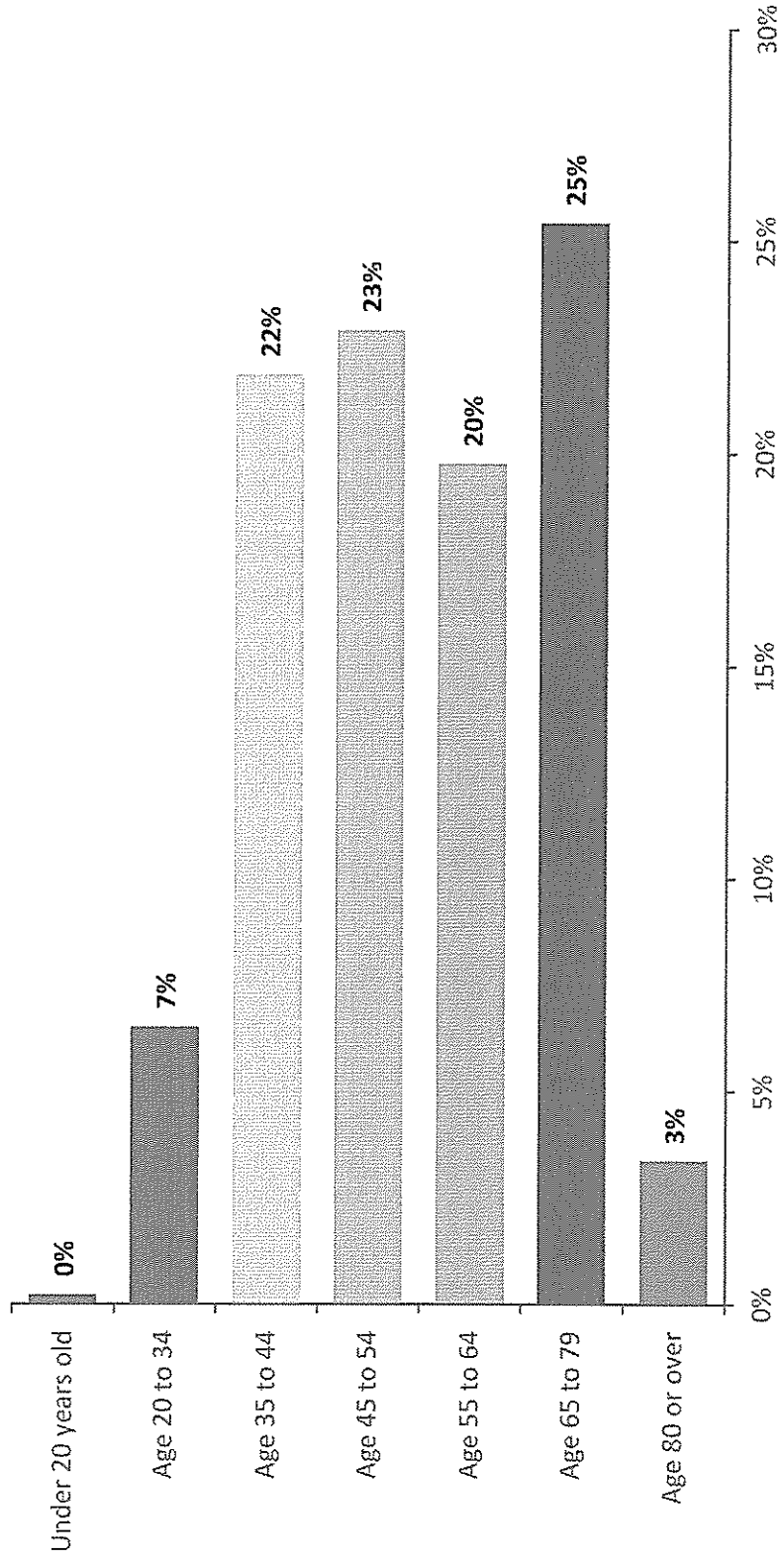
**Q19: How well do you think the Town of New Fairfield has been doing addressing these strategy areas?**

Answered: 481 Skipped: 55



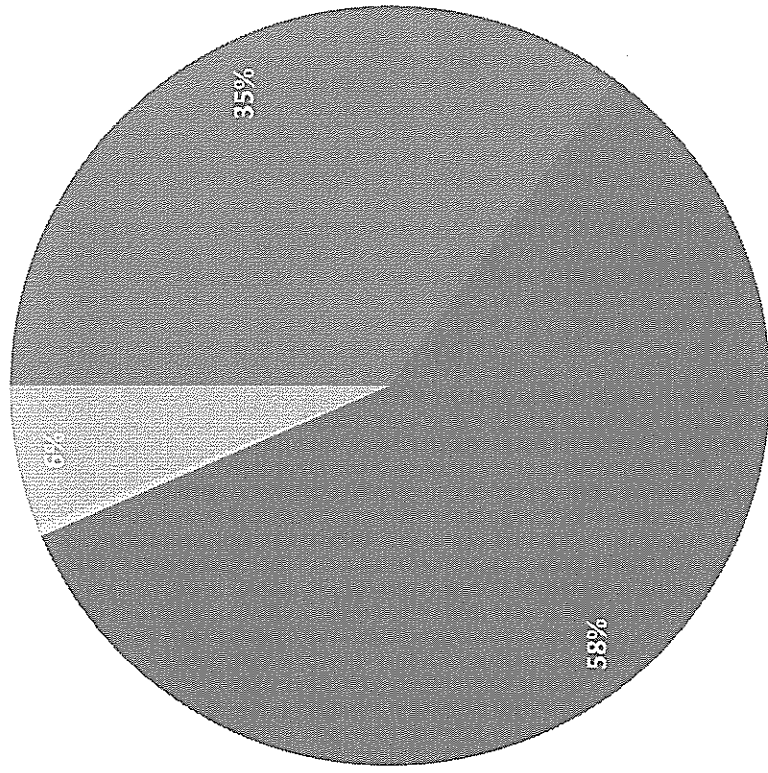
Q2. Which is closest to your beliefs

Answered: 476 Skipped: 60



Q26: In which gender do you most identify?

Answered: 477 Skipped: 59



- Male
- Female
- A gender type not listed here
- Prefer not to answer

Q24. Which of the following do you feel best describes you?

Answered: 478 Skipped: 58

