

THE ZONING COMMISSION
Town of New Fairfield
New, Fairfield, CT 06812
SPECIAL MEETING MINUTES

DATE: Thursday, September 28, 2023

TIME: 7:30 pm

Company A Firehouse Meeting Room 302 Ball Pond Road

Call to Order

John Moran called the meeting to order at 7:40 pm.

Present

John Moran, Kevin VanVlack, Mark Lamanna, Jane Landers (absent), Joan Archer, Tomas Kavaliauskas (alternate), and Town Official Zoning Enforcement Officer Evan White.

Business Items

POCD input – Planning Commission seeking input from the Zoning Commission – input should be summarized in 1-2 pages and verbally presented in 3-5 minutes at the October 23, 2023 Planning Commission meeting. (see enclosure)

John Moran stated that in the original POCD in 2014 one thing that came up was changing household composition – fewer families with children and more single person household comes an increased demand for the different housing types and different housing units which is like today and the increased need for what can be called senior housing – smaller one floor units. John Moran also mentioned impervious surface and storm water management. John Moran shared information on sewer lines and that bringing in sewer lines can change what can be regulated by the Zoning Commission. Tomas Kavaliauskas questioned what having the sewer lines would change since the First Selectman is wanting the sewer lines. A discussion was held regarding if the state can mandate the upgrading of existing sewer lines to handle line more than was originally planned. The state has mandated Affordable Housing in each town.

A discussion was held that on the pending change for in-home daycare requirements. This will be addressed at the next regular meeting.

A discussion was held on areas around town and lots that would be a viable solution for multi-family elderly homes as well as the possible layouts of the units. Tomas Kavaliauskas questioned the control that the Zoning Commission would have on what could be built once the zoning has changed. The area would have to be zoned with specifications to not have the builder come in and build whatever they want. Evan White stated that builders/developers usually take into consideration what the town does or does not want. Joan Landers stated that the affordable housing is only a percentage of the units and that the builder would want to make all the units nice so that all units are purchased and/or rented. Evan White stated after visiting some units in Old Saybrook he was impressed with how nice the units were. A discussion was held on limiting apartment community's vs town homes. Joan Archer questioned the purpose of the recommendation to the Planning Commission. John Moran stated that the Zoning Commission would want to give recommendations for options and changes to the POCD.

A discussion was held on charging stations for electric vehicles, a park and ride area, and ground mounted solar and the need for regulations on these.

John Moran stated that there will be a recommendation for an overlay district. John Moran will put together the recommendations for the Planning Commission meeting.

Adjournment

Kevin VanVlack made a motion to adjourn the meeting at 8:44 pm. Jane Landers seconded the motion. **All in favor.**

Enclosure

POCD Letter

Received by email on 10/23/2023 @ 8:30 a.m.
by Chrystie M. Bontempo, Asst. Town Clerk, New Fairfield



Planning Commission

Town of New Fairfield

4 Brush Hill Road | New Fairfield CT | 06812

August 15, 2023

Mr. John Moran, Chair
Zoning Commission
Town of New Fairfield
4 Brush Hill Road
New Fairfield, CT 06812

Re: Updating New Fairfield's Plan of Conservation and Development

Dear Mr. Moran,

Greetings!

The Planning Commission is updating New Fairfield's 2014 Plan of Conservation and Development (POCD).

The updated Plan will look 10 to 20 years into the future and recommend policies and actions that are intended to guide local efforts on matters related to the physical, economic, and social development of New Fairfield, enhance the community, and improve the quality of life for residents. **We are seeking input from the Zoning Commission to help us with this task!**

As part of the process of updating the POCD, the Planning Commission will be holding "listening sessions" on Plan themes. The schedule for the listening sessions is outlined in the attachment.

We hope that you and/or other representative(s) from the Zoning Commission will attend the the Development listening session on October 23 and give us input and/or feedback for consideration for inclusion in the POCD. If you prefer, you can attend the other meeting date on the attached flyer.

In order to think strategically, we are requesting that you submit written comments (so that we can keep track of all the great input we hope to receive) and **summarize your input on 1-2 pages**. We are also asking each speaker to **present their verbal comments in 3-5 minutes**. This will help the Planning Commission and others see the bigger picture of what you feel is important and leave plenty of time (we hope!) to engage further with you and allow time for others to speak.

Please bring 10-15 copies of the one-page summary to the meeting for the members of the Planning Commission and their Staff. You may attach other pages as backup if you feel it necessary.

Your input might include the following:

- What are the top 3-5 things you feel the Town needs to focus on in the next 10-20 years?
- Recommendations in the 2014 POCD that you feel should be continued.
- NEW Recommendations you feel should be included in the 2024 POCD.
- Recommendations in the 2014 POCD that you feel are no longer relevant / should be removed.

The 2014 Plan is available at the following link:

<https://www.newfairfield.org/home/showpublisheddocument/8426/637290309173900000>

All of the meetings will be held in the Meeting Room at the Firehouse at 302 Ball Pond Road and will start at 7:00 PM.

If you have any questions, you may reach out to me or contact our POCD consultant:

Glenn Chalder, AICP
Planimetrics

g.chalder@planimetrccs.net
860-913-4080

If you would prefer to be contacted by email in the future, please let us know by providing an email address to g.chalder@planimetrics.net.

We look forward to your input for the POCD and seeing you at a listening session. Thank you for your help!

Sincerely,

Cynthia Ross Zweig

Cynthia Ross Zweig, Chair
Planning Commission

Desired Approach

Monday October 23 @ 7:00 PM

New Fairfield Volunteer Fire Department Meeting Room - 302 Ball Pond Road

Themes / Topics	Desired Participants
Conservation / Sustainability Theme <ul style="list-style-type: none"> Natural Resources - Water Quality / Watercourses / Wetlands / Floodplains Open Space - Dedicated / Managed / Regulated Community Character - Community Ambience / Historic Resources / Scenic Resources / Community Events / Activities Sustainability / Resiliency / Climate Change 	Conservation-Inlands/Wetlands Candlewood Lake Authority Ball Pond Advisory Committee Candlewood Valley Regional Land Trust Margerie Reservoir Trail Adv. Comm. Historic Properties Historical Society Preserve New Fairfield
Development Theme <ul style="list-style-type: none"> Town Center Business / Economic Development Housing Development / Housing Needs Institutional Development Land Use Regulations 	Economic Development Commission Housing Opportunities Committee Health Director Zoning Commission Zoning Board of Appeals
	Individuals (time permitting)

Monday November 27 @ 7:00 PM

New Fairfield Volunteer Fire Department Meeting Room - 302 Ball Pond Road

Themes / Topics	Desired Participants
Infrastructure Theme <ul style="list-style-type: none"> Community Facilities / Services - Education / Recreation / Police / Fire / Emergency Medical / Public Works / Transportation – Roadway Circulation Transportation - Pedestrian / Bicycle / Transit Utility Services - Water / Sewer / Drainage / Wired / Wireless 	Board of Education Parks and Recreation Commission Library Director / Library Board Permanent Building Committee Traffic Authority HART Shuttle Water Pollution Control Authority
Other Topics	Board of Selectmen Board of Finance WestCOG Zoning Enforcement
	Individuals (time permitting)