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# The Planning Commission

Town of New Fairfield  
New Fairfield, Connecticut 06812

## Regular Meeting Minutes

Monday, November 27, 2023 @ 7:00 pm  
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. Gary Reetz  
Mr. Keith Landa

**Alternates:** Ms. Christina McCartney  
Mr. Michael Oliva  
Mr. Dylan White (absent)

**Guests:** Glenn Chalder, Ken Crow (superintendent), Dom Cipollone (BOE Chair), Linda Fox (New Fairfield Library), Russell Loudon (DPW), Sean Loughran (P&R Commission), Wes Marsh (Board of Finance), Phil Ross (NFBOE), Don Kellogg (NFPBC), Melissa Lindsey (BOS), Jake Lindsey (BOAA), Mark Werner (EDC), Kathy Hull (Sr Ctr), Danette Onafrio (Library), Tom Perkins (Selectmen), Tim Simpkins (Health), Tom Quigley (WPCA), Pat DeMonaco (BOS), Ed Sbordone (BOE/PBC) Greg Flanagan (BOE)

**Call to Order:** 7:00 pm  
**Pledge of Allegiance**

**Appointments** - Ernie Lehman made a motion to elevate Michael Oliva to a voting member for tonight's meeting. **All in Favor. Motion passed.**

### Approve Minutes

**October 23, 2023 Regular Meeting** – Minutes were tabled until the next meeting  
**November 13, 2023 Special Meeting** - Minutes were tabled until the next meeting

### Correspondence/ Announcements

All Planning Commission board members are getting a New Fairfield email. The instructions on how to set it up will be emailed to your personal email. All emails that are Planning Commission related will be sent to each person's @newfairfieldct.gov email address moving forward. Personal emails will no longer be used.

**Public Comment** - None

**New Business**

**Input from the below committees for the updating of New Fairfield's Plan of Conservation and Development.**

Glenn Chalders shared an overview of the reason for the meeting and the current plans for the new Plan of Conservation and Development (see enclosure).

**Board of Education** – Dom Cipollone (BOE chair) stated the biggest areas of concern are the seniors and the young people. He stated that the items identified are school programs that fit the students needs during the school day as well as extracurricular. The replacement of the fields and the tracks that are critical to the success of athletes. Feasibility study for the middle school renovation – roof, mechanicals, and classrooms. There are space needs in the middle school. Schools are the centerpiece of the town and a strong school district is critical in making New Fairfield attractive to potential home buyers. Ken Crow, superintendent, stated that the athletic fields that are enjoyed by the school and the public. Impact tests show that one of the fields needs to be replaced. He addressed the lighting of the field and a possible conversion from halogen to LED lighting. He addressed the needs of the middle school such as the mechanicals needing to be looked at as they are nearing the end of their life cycle. Cynthia Ross-Zweig questioned the timetable for the mechanicals that need to be fixed. Phil Ross, BOE, stated that the needs for the middle school have been recommended to be done renovating the middle school within the next 5 years. The roof is holding tight as of right now but has not been fixed or updated in the last 30 years. The HVAC system is outdated. There are many other systems such as the fire alarm system, the lighting system, etc. that need to be renovated as new, which means bringing all these up to current code. The school intercom system is being replaced next summer. He is worried about the roof, the fire alarm, and the mechanicals system. Ken Crow stated that state reimbursement program supported the two current projects. He also stated that the Middle School has the space from the old cafeteria from the high school. He stated there are programmatic needs that could be utilize this space. These programs are currently being operated in non-classroom areas.

**Library Board & New Fairfield Library** – Linda Norris stated that the library offers a place for individuals that do not have internet can come to apply for jobs, attend story time, and attend programs. Linda Fox and stated that the library is an integral part of the town. Linda Fox stated the needs are building maintenance and keep up with technology changes. She stated that there are not areas for quiet study and they are trying to address this need. The library is currently looking at buying a pod. Linda Fox stated that when there is a program at the library there are parking issues and there is a need for an expanded parking lot. Linda Fox would like to see the library kept vibrant and up to date. (see enclosure). Danette Onofrio made a statement on the importance of the library and how the citizens of the town utilize the library. Gary Reetz questioned the technology needs in the next five years. Linda Fox stated there have been updates. She stated that there is a need for plugs in areas where people can use their laptops and be able to plug in their computers as well as a need for better quality printers.

**New Fairfield Volunteer Fire Department – none**

**Public Works** – Russell Loudon stated they are being very aggressive with MS4 Storm Water Management by marking all the inlets and outfalls as to where the storm water is going. He stated that more storage is needed for the Public Works vehicles as they have outgrown the current storage. The infrastructure of the pipes under the roads is needed as current pipes are corroding. Gary Reetz questioned

the number of vehicles that are outside all the time. Russell Loudon stated that there are 7-8 vehicles outside 24/7. Michael Oliva questioned the number of roads that need to be fixed and Russell Loudon stated that he is not sure of the specific number because the road failures are dealt with as they fail. Ernie Lehman asked about the need for equipment such as trucks, road sweepers, or vac trailer system. Russell Loudon stated that there is a need for all those items. Glenn Chalders asked if the current site has more room for inside storage. Russell Loudon stated that the current property is getting full and is not sure where there would be more space that could be used. Currently the equipment is housed in two separate locations.

#### **Resident Trooper – none**

**Parks and Recreation & Parks and Recreation Commission**— Sean Loughran stated that there is a snack shack at the south beach there is a playground that is currently being used but will be needing updated. The north beach needs expansion. He suggested a picnic area that connects to the marina. He stated that there is a need for another finger on the boat docks that would add approximately 30 slips and these rent out at around \$2000 each per slip per season. This will bring in additional revenue. He stated that there is a need of an area for day camps and after school programs. This area would be used for a variety of different programs or even renting out the space. Pat DelMonaco stated that there is a boat dock replacement fund and the boat dock renovation is being done in phases as it would be too expensive to do the complete project at one time. Cynthia Ross-Zweig questioned the amount in the fund. Pat DelMonaco stated that it is around \$350,000 currently in the fund. Cynthia Ross-Zweig questioned if there was adequate parking. Sean Loughran stated that there is adequate parking and that parking issues have only been encountered on holiday weekends. (see enclosure)

**Permanent Building Committee** – Don Kellogg stated that the PBC has two main primary roles: perform annual inspections of all town owned structures and report to the Board of Selectmen and the second is to administrate all building projects over \$250,000 and maintenance repair and alteration projects over \$25,000. The PBC gives the design and engineering expertise for these types of projects. The PBC will continue to support the construction and rehabilitation projects. He stated that there is a need for reasonable long term capital programs and that there is a space limitation at Town Hall and at the Board of Education. Sean Kelly stated that the PBC does not have any specific asks but will continue to support the town and the town's needs. They will provide more input to the town and to the First Selectman. He brought up space issues at the Town Hall. Michael Oliva questioned if natural grass or turf fields were better. Phil Ross stated that natural grass fields take a lot of maintenance. He said that turf fields can be used time after time regardless of the weather. He stated that natural grass fields need to be closed for about half the time. Michael Oliva questioned the safety of turf fields. Phil Ross stated that the fields are GMAX tested and rated but does not have more information on concussions or injuries. Cynthia Ross-Zweig questioned the long-term capital program and if it currently exists. Sean Kelly stated that the long-term capital program does exist and that the PBC would like to be a part of and give their input on these needs on an ongoing manner.

**Senior Center** – Kathy Hull, Director, stated that 40% of the people in New Fairfield are 50 or older will become eligible for Senior Center membership in the next 10 years. There are a variety of services that provided at the Senior Center. She read the purpose and listed the needs of the Senior Center (see enclosure). Kathy Hull stated that the roof needs monitored for repairs and replacements, monitor the mechanical systems, replacement of exterior doors, repaint the interior spaces, make the main entrance fully accessible, and replace shutters on the front. Cynthia Ross-Zweig inquired if the Senior Center's computer room needs upgrading and if it is adequate. Kathy Hull said that they recently received two new laptops and have four desktop computers and that the computers are always in need of upgrades. Gary Reetz stated that there are private organizations all over the U.S. that are available for shared services for

aging individuals and for aging in place programs that are interlinked. Keith Landa questioned what is needed to update the entrance. Kathy Hull stated that the second set up doors must remain open since it does not have a touch pad to open for wheelchair access. Cynthia Ross-Zweig questioned meal programs. Kathy Hull stated that the Senior Center does utilize meal programs. She stated that the daily average attendance in October was 88 persons. She said that the Senior Center has been utilized for a cooling center, heating center, and a shelter. She stated that the shower is only used when the Senior Center is being used as a shelter.

**Social Services** – (see enclosure)

**Superintendent of Schools** – see Board of Education above

**Board of Selectmen** – Melissa Lindsey stated a need for a plan for an updated municipal center, the Town Clerk needs additional storage space, create a plan for a community center, the addition of a grant writer that would be utilized for all projects and initiatives, the recommendations from the past POCD continue to be implemented, and a long-term capital savings program. (see enclosure)

**Board of Finance** – Wes Marsh stated that the top 3-5 items would be: climate change, town center, long-term capital plan, affordable housing, and public safety. (see enclosure). He stated the town needs to prioritize the must do projects every year such as expansion of the town vault, the mechanicals of the middle school, and the sewer project needs to be budgeted yearly in the town budget so the funds are there when they updates needed. Affordable Housing is needed for the young and old. The focus should be for the POCD to bring forth new opportunities. Wes Marsh stated that it would be key to update the chapter on housing, demographics, and economic development with updated data. He stated that the chapter on sustainability and the chapter on goals should be in the chapters and not chapters by themselves. Keith Landa stated that the focus on sustainability is a good organizing principle. Cynthia Ross-Zweig gave an idea of updating the goals on a 1–3-year basis and make the document more of a living document. Wes Marsh agreed that that would be a good plan and it would help keep the focus where it needs to be, on the future.

**Western Connecticut COG** – none

**Ball Pond Advisory Committee** – none

**Health Department** – Tim Simpkins, Health Director, stated that the current POCD recommends constructing a sewer line to Danbury for public health, environmental protection, economic development, and long-term taxpayer savings. He stated that it makes sense to him retain this recommendation and use the engineering design that is almost complete and move forward seeking funding from state and federal sources to complete the project. Christina McCartney questioned if this project would need a grant writer. Tim Simpkins stated that a grant writer would absolutely be needed. Christina McCartney inquired about the situation with septic systems at the schools and if the issues are all cured and adequate now that there is a brand-new school. Tim Simpkins stated that the existing septic system at the high school was installed in 1995 is approaching 30 years old. He monitors it quarterly and stated there is a fair amount of money spent on it. The system at the pretreatment plant CELA for consolidated that plant and leaching system are 23 years old. The leaching system has been encroached on twice by development at the school. The pretreatment plant is aging and is almost at a point that it needs to be replaced. Cynthia Ross-Zweig clarified that with the new buildings the septic system was not updated. Tim Simpkins stated the systems were functioning so they were used as the state would not fund for something that did not need replaced at that time. Keith Landa asked about the state of the septic in the town business area. Tim Simpkins

stated that there was a referendum that was not ever funded. There is a sewer/septic abatement program to replace septic systems. He stated that he has told business owners such as a full-service restaurant, a brewery, and a bagel shop that have wanted to come to New Fairfield that they cannot because they use too much water and will have issues with septic due to the lack of a sewer systems. Christina McCartney asked about the status of the abatement for ground water. Tim Simpkins stated that town is still under the ground water abatement program. The testing is being done quarterly by the state. (see enclosure)

**Zoning Board of Appeals - none**

**Water Pollution Control** – Tom Quigley shared the New Fairfield Sewer discussion from the Town Engineer. (see enclosure) The current sewer design is funded by ARPA funds and is specific to what should be done in town. He stated that the protection of the large aquifer in town and Ball Pond Brook is needed. He is asking that wetland maps, aquifer protection maps, steep slopes in the plan, aquifer protection, in ground oil tanks all remain in the plan. He stated that there are two 55+ communities with aging septic systems that could be tied to the sewer system. He stated that the design has hard tie-in limits. The sewer shed are that is shared with Danbury if not used then it could be lost and once lost would be hard to get back. He is recommending to keep the sewer line recommendations from the 2014 POCD. Cynthia Ross-Zweig inquired about the estimated cost of maintain the system. Tom Quigley stated that the estimated cost for maintaining the system is still being produced. He did state that a lot of the cost is covered by the users, by grants, and by the state. He stated that by this spring there should be a full design and that the survey has been completed and are in the process of doing the physical engineer drawings. He stated that there has already been \$1.8 million spent on this plan.

**If additional information or updates from last meeting**

- Candlewood Lake Authority - none**
- Candlewood Valley Reg. Land Trust - none**
- Conservation-Inlands/Wetlands Commission - none**
- Economic Development Commission - none**
- Historic Properties Commission - none**
- Historical Society - none**
- Housing Opportunities Committee - none**
- Margerie Reservoir Trail Advisory Committee - none**
- Preserve New Fairfield - none**
- Zoning Commission - none**
- Conservation and Wet Lands - none**

**Old Business**

**Update on the POCD - none**

**Standing Items**

**Subdivision Log - none**

**Adjournment**

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

**Enclosures**

NF POCD

Board of Education

New Fairfield Free Public Library

Parks and Recreation Commission

New Fairfield Senior Center

Social Services

Board of Selectmen

Board of Finance


Health Department

New Fairfield Sewer Discussions

Received by email on 12/06/2023 @ 4:25 p.m.  
by Tricia Quinn, Asst. Town Clerk, New Fairfield

November 27, 2023

# LISTENING SESSION



2024 PLAN OF CONSERVATION & DEVELOPMENT

PLANNING COMMISSION  
TOWN OF NEW FAIRFIELD

1

Thank You For  
Coming Tonight  
And Offering  
Input!



2

QUICK  
OVERVIEW

- What is a Plan of Conservation and Development (POCD)?
- Overview of the POCD process for New Fairfield
- Input / Discussion
- Next steps

3

**WHAT IS A POCD?**

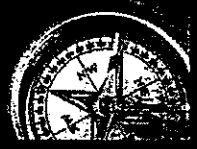

4



WHAT IS A POCD?

A Plan of Conservation and Development (POCD) is:

- A process for thinking about the future
- An aspirational document to help New Fairfield be an even better place in the future
- An advisory document to help guide New Fairfield into the future

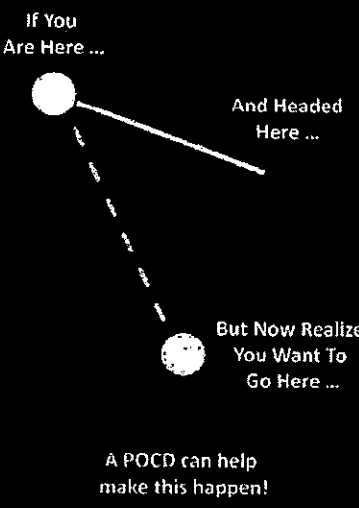


5

WHAT IS A POCD?

A POCD looks at:

- Where we are / where we are heading
- Where we want to be heading
- Policies and action steps that will take us where we want to go





6

WHAT IS A POCD?

A (POCD):

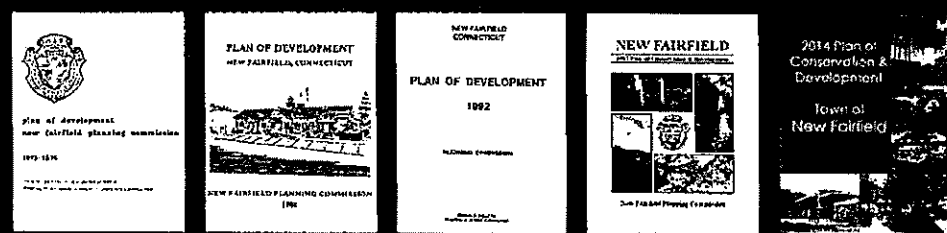
- Does not dictate what any organization or entity must do
- Talks about what New Fairfield should do to address issues important to the community



7

New Fairfield has been preparing plans for at least the past 50 years or so!

PAST POCDs








Year	Document Title
1976	Plan of Development, New Fairfield Planning Commission
1988	Plan of Development, New Fairfield Planning Commission
1992	Plan of Development, Planning Commission
2003	New Fairfield Plan of Conservation & Development
2014	2014 Plan of Conservation & Development, Town of New Fairfield

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# POCD ELEMENTS

9

COMMON  
POCD  
ELEMENTS

-  Introduction
-  Things We Want To Protect (Conservation)
-  How We Want To Grow (Development / Sustainability)
-  What We Want To Provide (Infrastructure)
-  Looking Ahead / Implementation

10

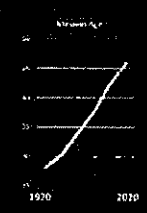
**COMMON  
POCD  
ELEMENTS**

**Introduction**

- Introduction
- Conditions & Trends
  - People / Demographics
  - Housing / Economics
- Community Input (on-line survey)
- Goals / Key Issues

Population growth is slowing  
Age composition is changing  
Narrow range of housing options  
Export-workers to the region

536 participants



The graph shows a line starting at a low point in 1970 and rising steadily to a higher point in 2020. The y-axis is labeled 'Median Age' and has tick marks at 20, 30, and 40. The x-axis has labels for 1970 and 2020.

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**COMMON  
POCD  
ELEMENTS**

**Things We Want To Protect (Conservation)**

- Natural Resources / Environment / Ecology
  - Water Quality / Water Resources
  - Habitats
- Open Spaces / Greenways / Trails
- Community Ambience / Assets
  - Scenic Resources
  - Historic Resources
  - Working Lands

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**COMMON  
POCD  
ELEMENTS**

**What We Want To Provide** (Economic growth / sustainability)

- **Town Center**
- **Business / Economic Development**
- **Housing / Residential Development**
  - Housing Needs
  - Non-Conforming Areas
- **Sustainability / Resiliency**

13

**COMMON  
POCD  
ELEMENTS**

**What We Want To Provide** (Infrastructure)

- **Community Facilities / Services**
- **Transportation / Circulation**
  - Roadways
  - Pedestrians / Bicycles / Transit
- **Utility Infrastructure**
  - Water / Sewerage
  - Internet / Wireless / Electric

14

**Looking Ahead / Implementation**

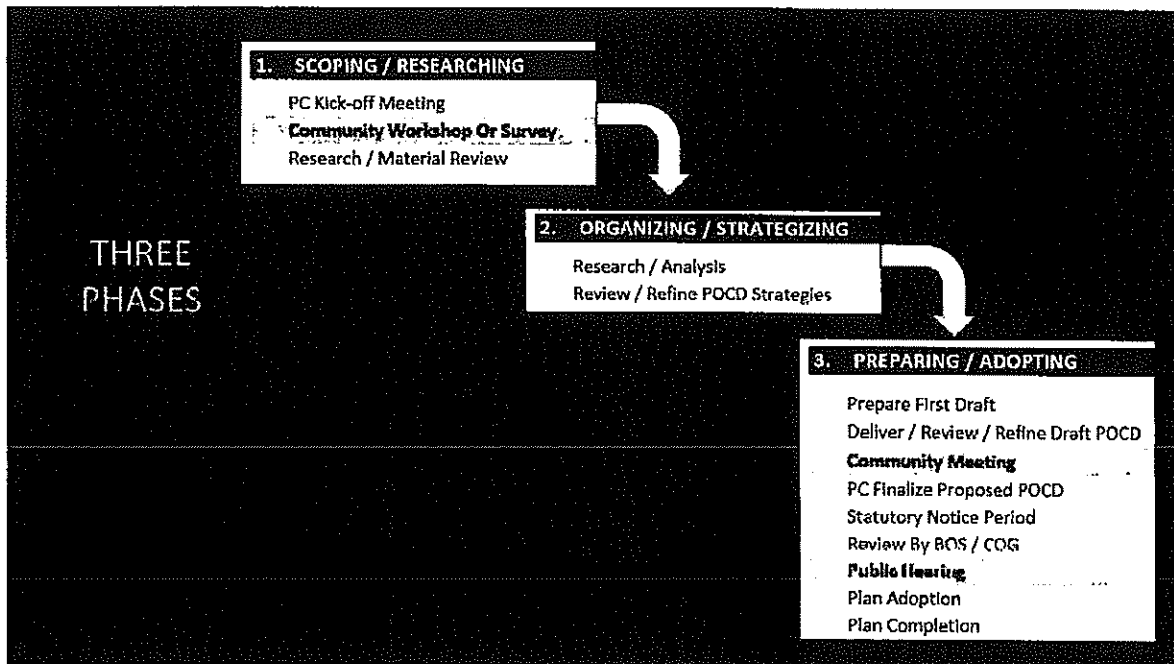
- Future Land Use Plan / Consistency
- Implementation
  - Who / What / When
- Conclusion

**COMMON  
POCD  
ELEMENTS**

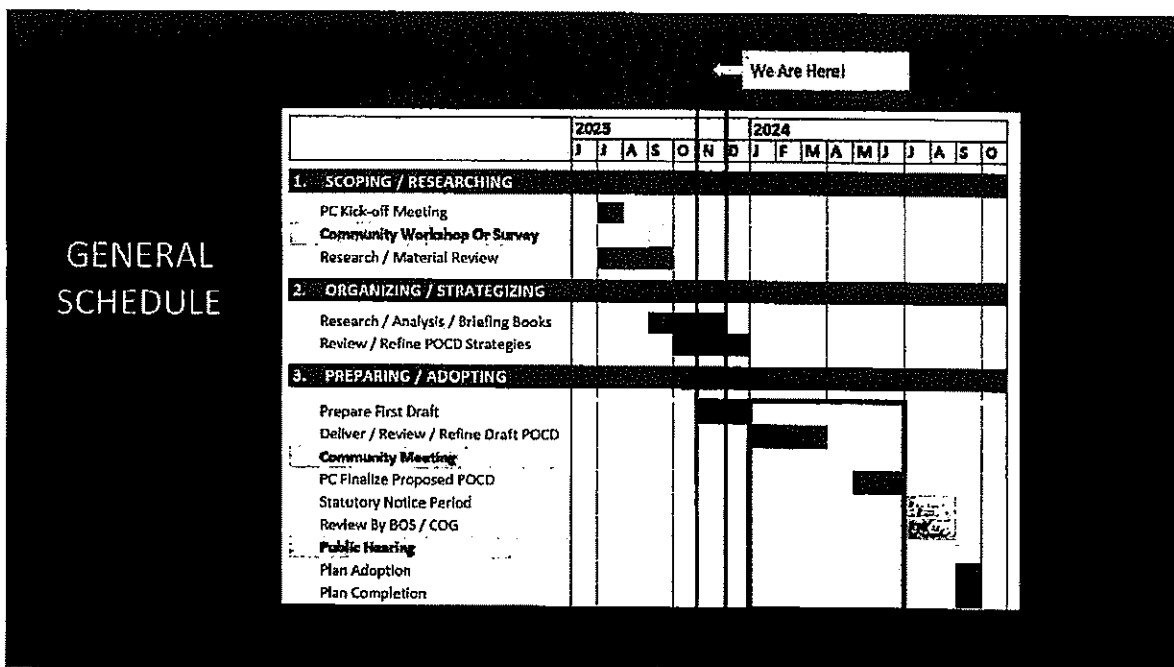
15

**PROCESS**

16







17




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**LISTENING SESSIONS**

**OCTOBER**

-  Introduction
-  Things We Want To Protect (Conservation)
-  How We Want To Grow (Development / Sustainability)
-  What We Want To Provide (Infrastructure)

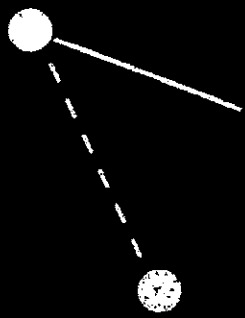
**NOVEMBER**

-  Looking Ahead / Implementation

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**YOU CAN HELP!**

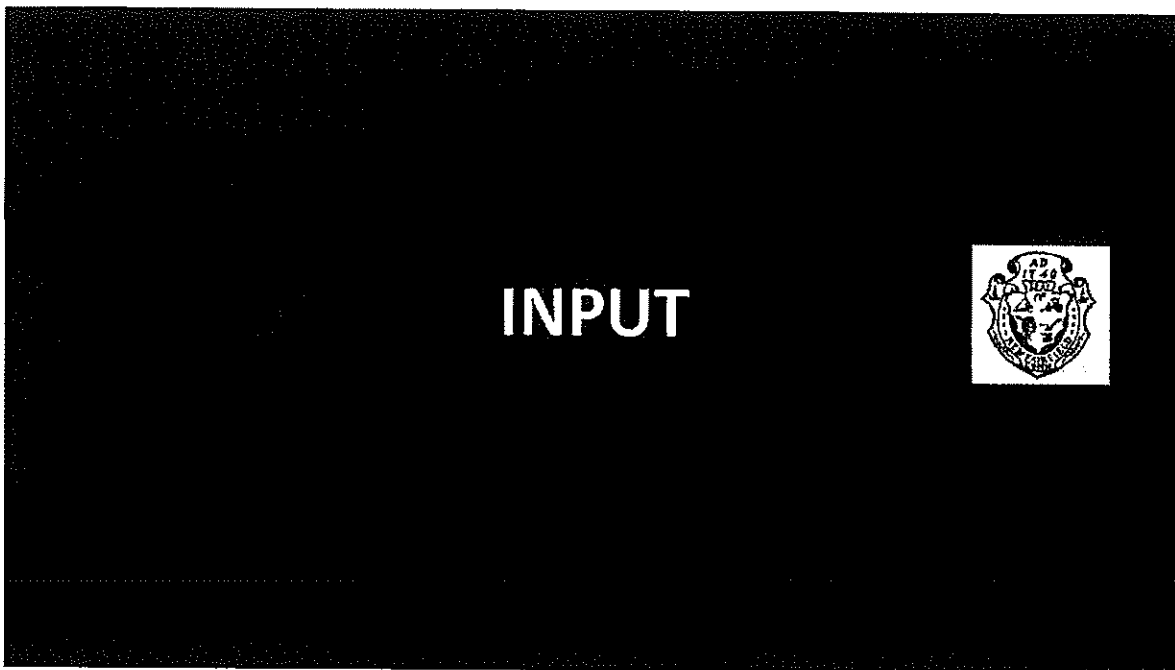
Your input tonight can help the Planning Commission understand the issues you feel are important for the future of New Fairfield



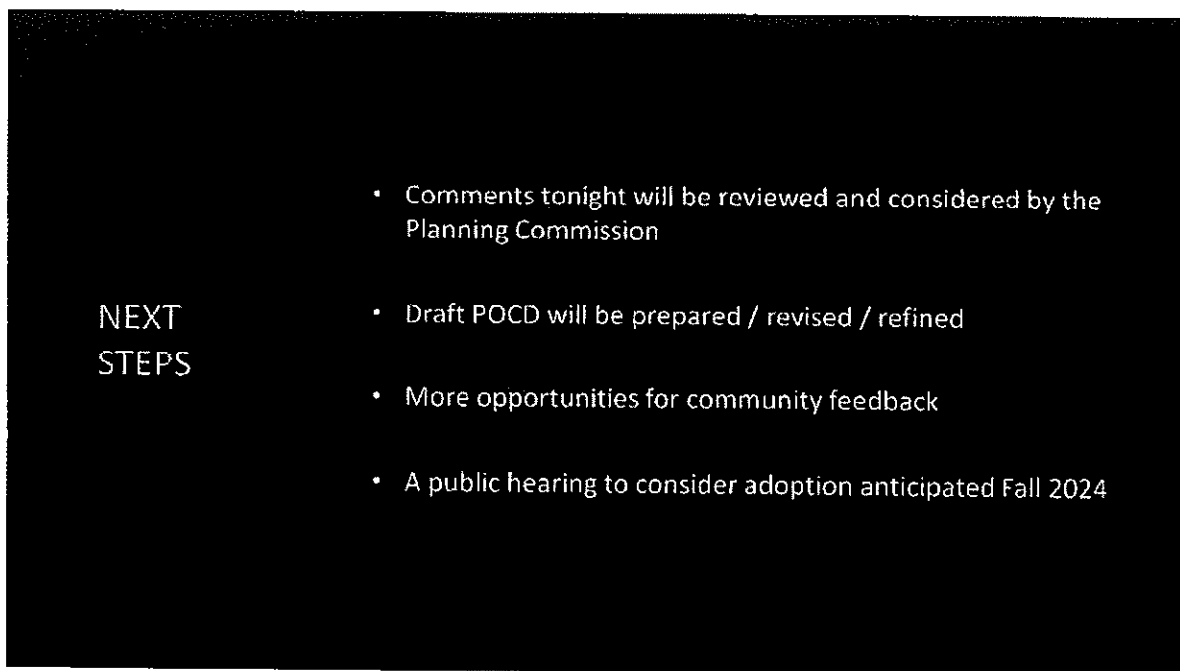
Where Should We Be Heading?

20





21



22





# NEW FAIRFIELD PUBLIC SCHOOLS

3 Brush Hill Road, New Fairfield, CT 06812  
Fax: 203-312-5609 [www.newfairfieldschools.org](http://www.newfairfieldschools.org)

**Kenneth G. Craw, Ed.D.**, Superintendent  
203-312-5770

**TO: Planning Commission**  
**FROM: Kenneth G. Craw, Ed. D.**  
**Cc: New Fairfield Board of Education**  
**DATE: November 21, 2023**  
**RE: Summary of NFPS Feedback**

Thank you for the invitation to provide input into New Fairfield's 2024-34 POCD at your upcoming listening session on November 27, 2023. In this memo, I would like to highlight some important needs, as we continue to be good stewards of the school and town's physical resources. The following considerations are in no particular order.

1. Replacement of the two high school turf fields and track

The high school's two turf fields and track are used by the school's athletic teams and the town's youth programs. The stadium turf field and track are rapidly approaching the end of their useful life. Impact tests indicate that the stadium turf needs to be replaced within the next 1-2 years. The lower turf field will also need to be replaced within the next five years.

2. Feasibility study for NFMS renovate as new: Roof, mechanicals & classrooms

While the community can take great pride in its recent building projects at the elementary campus and high school, the middle school facility has significant needs to be addressed to maintain a healthy physical plant and protect the town's investment in this school. The middle school was opened in 1995 meaning that it will turn 29 years old in 2024. Most of the building's systems carry a life expectancy of 20-25 years. We will need to plan for the complete renovation of this building to address all of the exterior systems such as roof, windows and doors and interior systems such as HVAC, lighting, flooring, fire alarm, etc.

3. Study of MS programmatic space needs (Old High School Cafeteria)

At the November 2 BOE meeting, the administration presented the middle school's space utilization needs. Currently, the middle school does not have enough classroom space for its chorus and orchestra programs since the central office and Security Operations Center occupy five of its classrooms. The chorus program is operating out of the cafeteria and the orchestra program is conducting in a hallway. In addition, the STEAM program is operating out of the library, thus rendering the library unusable to the rest of the school. The good news is that the middle school has inherited the old high school cafeteria, a beautiful space that presents an opportunity to address the middle school programmatic needs.

We look forward to meeting on November 27 to discuss these items and to collaborate with the Commission as you create the roadmap for the Town's short-term decision making and long-term vision for the future.

*We are a community of learners dedicated to academic, social, and personal excellence.*

## NEW FAIRFIELD FREE PUBLIC LIBRARY

The current library of 10,196 square feet consists of two floors containing the Adult library, Children's library, Community Room, Program Room, Historical Room and small areas for storage. The library has .75 square feet per capital served versus the CT statewide average of 1.11, and houses over 31,000 items including books, magazine, DVDs, audiobooks, games, and puzzles. There are also several services available to the public, including the following:

- Public access internet computers
- Wireless access including wireless printing
- Software programs
- Technical Assistance for Patrons
- Online research databases
- Downloadable books, audio, movies, and music
- Copier, scanning and fax services
- Children's and adult programming
- Interlibrary Loan Services

The library building also serves as a Community Center. Organizations frequently use our meeting rooms, and the building is a convenient site for collecting food pantry items, Halloween costumes, and Toys for Tots. It is also used as a cooling center and an emergency center when power outages occur.

The range of children and adult programs includes story times for preschoolers, craft and music programs for children and adults, college preparation programs, visits from the town's schoolchildren, and a summer reading program that had 471 children, teens, and adults participating and having read over 300,000 minutes.

During the COVID 19 pandemic, the library adjusted accordingly in order to provide continued services to the community. While the building was closed to the public for several months, online services were available including digital materials and online programs. Patrons were also able to pick up physical materials at our front door.

## Building Issues

The library underwent physical improvements with a building renovation in 2015. This included updating lighting, HVAC systems, internet infrastructure, adding an elevator, adding a generator hookup, and making the building ADA compliant. In 2020 improvements were made to the Children's Library to adapt to the changing needs of the collection and to make it a more welcoming environment.

Despite this, the building still has ongoing issues. Maintaining the building in good condition and adapting spaces for future needs is a necessity. The lack of quiet study areas/work areas has always been an issue in the library due to the open space layout. This is not conducive to quiet study or independent working. Sometimes the Community Room and or Program Room can be used on a short term basis, however these rooms are frequently used for programs, and local organizations (political, tax associations, Girl Scouts, Friends of the Library, etc.). The library has attempted to provide a private work space in the far corner of the building, though the efficacy of this space is limited given the open layout of the library. To address this, the library is also looking into purchasing an enclosed private meeting space, or "pod", that could accommodate 2-4 people. This would offer a soundproof area for patrons to work or meet independently without distraction. The integration of this "pod" would not require any structural changes to the building.

Adequate parking continues to be an issue, especially when programs are offered at the library.

The library will also have to make other adjustments in the next 10 years to accommodate ever-changing technology. This means keeping internet/wireless connectivity up to date, along with supplying infrastructure to meet those demands. (i.e. electrical plugs, etc.) With the library being built in 1975 and updated in 2015, connecting patron devices to an electrical plug can still be an issue. The library has purchased wireless battery chargers to help alleviate this issue. Qualified staff with ongoing professional development will also be needed to meet the ever demanding technology changes.

The library provides an important service to the town and it is necessary that it remains a well maintained building with funding to support the needs of the residents of New Fairfield. The Library Board wishes to acknowledge the generous donations from the Friends of the Library and other organizations and residents, but we need to remember that the Library is a town department/building and needs to continue to be supported by the town.

## Park and Recreation Commission

### Plan of Conservation and Development

11/27/23

#### Goals:

- 1-Expand the use of the beach; North Beach can be used for other activities or events. After the new Beach House is completed, Park & Recreation can use it to offer more programs (ie: yoga, etc as examples). The South Beach is historically the busiest section. We plan to put a small gazebo where the old "snack shack" was and also want to replace/upgrade the beach playground. This gazebo could be used for concerts, events, gatherings, etc. We also want to enhance the path from the North Beach area to the boat docks.
- 2-Obtain a large dedicated indoor space exclusively for Park & Recreation utilization where we could run programs. This would be in lieu of the current situation whereby we need to rent space from the schools or other services, which definitely limits our flexibility in running programs at certain times. Having our own location would facilitate the number of program offerings available and the duration of such programs. For example, the current summer day camp can only be run for 5 or 6 weeks because the

## **NEW FAIRFIELD SENIOR CENTER REPORT FOR THE PLANNING COMMISSION**

The New Fairfield Senior Center is a highly visible and accessible focal point in the community. It offers older adults (age 60 and over) diverse opportunities for experience and growth. It links people to available resources throughout the wider community. It addresses the needs of seniors both in groups and as individuals.

**Currently 5,470 or 40% of the people in New Fairfield are 50 and older and most of those will become eligible for Senior Center membership within the next 10 years.**

**The Senior Center provides ways for its participants to be involved and to channel their skills back into the community. It serves as a resource for the entire community for information on aging, support for family caregivers, training of professional and lay leaders and students, and development of approaches to addressing aging issues.**

It is the purpose of the Senior Center:

- To provide senior citizens with experiences that involve them in the life of the center itself, in the town of New Fairfield, and in the wider community, allowing them to apply and improve their knowledge and skills.
- To reach out to a diverse population of seniors through programs designed to build and maintain a broad base of participants.
- To embrace, support and empower those senior citizens for whom loss and adversity have taken a toll.
- To ensure that the staff is always prepared to give quality service by providing for regular trainings.
- To permanently maintain a safe and attractive facility.
- To assist the friends and families of older adults seeking caregiving solutions.
- To assist people in maintaining wellness through physical activity, education and health screenings.

**Senior Services is a department of the municipality of New Fairfield. As such, it is important for the governing boards and commissions to ensure that there is enough money in the budget to provide for quality programming with certified instructors, qualified staff, and a well-maintained facility.**

Some (not all) of our partners:

- Friends of the New Fairfield Senior Center, a separate 501c3 organization providing additional funds and support for the Senior Center. Most of our equipment and many of our programs have been paid for by the Friends.
- New Fairfield Department of Social Services for collaboration of services for benefits counseling, referrals, etc.
- CT Association of Senior Center Personnel provides training and networking for our staff.
- Western CT Area Agency on Aging provides training, Medicare and Medicaid counseling, wellness programs, and nutrition programs.
- Community Action Agency of Western CT provides fuel assistance.
- Nuvance Health offers health education and screenings.
- Candlewood Valley Health and Rehabilitation provides education programs.
- Synergy Home Care and other Home Care agencies help to enrich our programs with health education, history talks, craft workshops, and more.

- AAA brings driver safety education to the center.
- The New Fairfield Veterans Association gives support for our veterans.
- WCSU Social Work program – we provide field study for Social Work students.
- WCSU Nursing program – we provide a standardized patient program.
- Candlewood Lake Authority – we provide volunteers for water sample collection.
- Consolidated School – we provide volunteers for classrooms and the library.
- All community-based churches and organizations interact with the Senior Center.
- New Fairfield High School Community Service Program.
- New Fairfield High School SEE project.
- FISH of New Fairfield volunteer driving program, both volunteer opportunities and transportation options.
- HART Housatonic Area Regional Transit for door-to-door accessible paratransit services. We meet with them quarterly.

**Recommendation: Continue to ensure that Senior Center programs and activities enrich our oldest population by providing for:**

- ❖ Access to Local and State Resources
- ❖ Arts
- ❖ Benefits Counseling
- ❖ Bereavement Counseling
- ❖ Caregiver Support
- ❖ Education
- ❖ Entertainment
- ❖ Exercise
- ❖ Nutrition
- ❖ Socialization
- ❖ Transportation
- ❖ Travel
- ❖ Volunteer Opportunities

**FACILITY:**

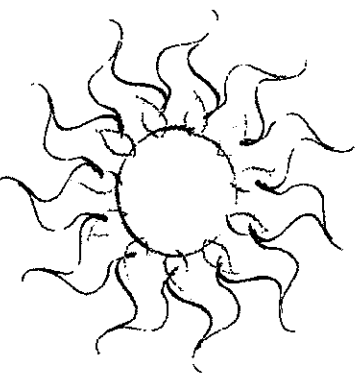
The facility consists of a 9,000 square foot building built in 2008 on a 2 acre piece of property. **It should be noted that both the building and the property are used not only by the Senior Center but also by many other departments and organizations in town.**

- Monitor roof for repairs and replacement since the existing roof is 15 years old and will be reaching its life expectancy in 15 years.
- Monitor mechanical systems and equipment. Upgrade and/or replace as needed.
- Replacement of exterior doors in the main room leading to the patio.
- Repaint the interior spaces.
- Make the main entrance fully accessible.
- Replace shutters on the front of building.

Make sure that walkways, parking areas, and paths on the property remain safe.



- AAA's Safe Driving Class
- Arts & Crafts
- Benefits Counseling
- Billiards
- BINGO
- Blood Pressure Screening
- Book Discussions
- Bridge
- Cards & Games
- Commission on the Aging Meetings
- Computer Classes and Labs
- Educational Programs
- Energy Assistance
- Entertainment
- Environment Corps
- Exercise
- Friends of the Senior Sunshine Center
- Garden Club
- Grief & Loss Support
- Health Insurance Assistance
- Holiday Parties
- Hospitality Committee
- Information and Referral
- Intergenerational Programs
- Lift Your Spirits Women's Group
- Lunch (Senior Nutrition Program)
- Movies
- Needlework
- Painting
- Retired and Senior Volunteer Program
- Speaker Program
- Tai Chi
- Tax Aide
- Trips and Travel
- Veterans Group
- Weight Training
- Yoga
- Zumba
- ...and more



## New Fairfield Senior Center

To provide opportunities for enrichment and interaction for adults above the age of 60 in an atmosphere of support and respect and to maximize a sense of well being and health through participation in activities at the Center and in the community.



# STAFF

Kathy Hull – Director

Janet Capozzola- Program Coordinator

Deirdre Bresha – Administrative Manager

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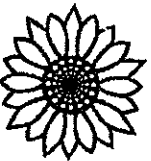
## LOCATION

33 Route 37, New Fairfield

## HOURS

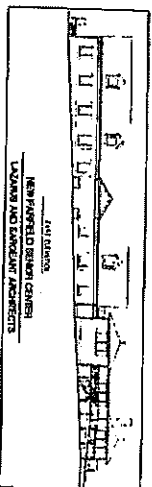
9-4:00 Monday – Thursday

9-3:00 Friday



## HOSPITALITY

It is the Mission of the Hospitality Committee to promote a feeling of association and welcome and to encourage interest in the Senior Center. If you'd like a call from a member, let us know.



## HISTORY

The New Fairfield Senior Center was established by the Commission on the Aging in response to a 1985 survey to assess the needs of the elderly population in New Fairfield. The Center was opened in October of 1986 using the fire hall 3 days a week. As senior usage increased it became apparent that more space and days were needed. Momentum to support that approach grew in the town. Some 4500 square feet of space was leased in Heritage Plaza and was opened in February of 1997.

Under the administration of first Selectman John Hodge, property was purchased at 33 Route 37 and a building of more than 9,000 square feet was erected. The Senior Center moved into that location on July 3, 2009.

.....

[www.newfairfieldseniorcenter.com](http://www.newfairfieldseniorcenter.com)

**CALL (203) 312-5665**

## PHILOSOPHY

*“Senior Citizens are vital and productive people with compassion for others and a concern for the world around them. They possess the desire to share their experience with others for the betterment of life.”*



**FRIENDS OF THE SENIOR CENTER**

A non-profit organization whose purpose is to provide additional funds and community support for additional programs that will benefit and enhance the lives of our community's older population.

This organization welcomes and invites the participation of people of all ages.

**Meetings are the third Wednesday of the month at 4:00 PM**

## PROGRAMS YOU CAN AFFORD

Our goal is to provide quality programs while keeping user fees as low as possible. For that reason payment for a class is due upon registration. Once the session has begun, payment is non-refundable. Payment for half sessions will be at the discretion of the senior center. No less than a half session payment will be accepted.

From TONF Social Services 10/25/23

When thinking about future community needs, I feel it is important to think about all members of the community, and how the community could be enhanced to benefit residents and have each individual's needs met. I have focused on five areas that I feel are important and would improve the quality of life of New Fairfield's residents and provide additional space for the department as well.

### **Housing**

New Fairfield's lack of affordable housing is a concern. The cost of buying a house is high and there are very few rental properties available. The average rent as seen on [advancect.org](http://advancect.org) is \$2,025.00 per month while the average rent in the State of Connecticut is \$1,260.00 per month. There is also no Senior Housing available. Two condominium complexes in town offer housing for older adults, but they are sold at market value. Individuals living on a fixed income who have lived in town raised their families here, and would like to remain in town in their older years should have the opportunity to do so.

### **Food Pantry**

The food pantry is currently located in the Senior Center, but it is managed by Social Services. There is not enough room in the Social Services Department to house the food pantry. Due to confidentiality, the Senior Center has a separate entrance for social services clients. Due to the Senior Center's activities and traffic, this entrance is restricted to specific times of the day. The department would benefit from having the Food Pantry in the Social Services Department, which would require additional space.

### **Social Services Office**

Presently, the Social Service office is very small and consists of only one room. The director works in that room with clients to respect their privacy, while the social services assistant works in a separate space. The department could benefit from having a room for the social services assistant to work. In addition, a space for holding support groups and programs like budgeting and maintaining privacy for clients would be beneficial.

### **Community Center**

Having a Community Center would be beneficial for residents of all ages. A center could offer programs to benefit mental and physical well-being, such as yoga, reiki, meditation, and mindfulness workshops. It could offer after-school programming and various youth group activities. Education workshops and classes for adults could be offered by a community center as well. Having a community center could improve social networks, reduce isolation, and improve the well-being of all community members.

From TONF Social Services 10/25/23

### **Transportation**

The town's transportation options are limited. Currently, the Sweet Hart Bus and FISH provide transportation for older adults and disabled individuals. At this time there is no bus route through town for individuals outside of these groups. A bus route through the town would provide additional transportation options for non-disabled adults below the age of sixty five.

New Fairfield is a wonderful place to live. The ideas listed above are intended to enhance the community and provide additional options to ensure that all needs are met. If you have any questions in regard to this document or would like additional information, please feel free to contact me at (203) 312 5669. Thank you for your time and efforts.

Respectfully,

Cindy White  
Director of Social Services

## Comments from the Board of Selectmen for the POCD

### Top Suggestions for town to focus on:

1. *Create a plan for an updated municipal center.* We have outgrown the current Town Hall space as had already been pointed out in 2014 POCD. The Town Clerk has been in need of additional storage space, which will only continue to be an issue.
2. *Create a plan for a community center.* A community center has been discussed for a very long time throughout New Fairfield. This could be either concurrent with a municipal center, or separately depending on funding sources.
3. *Addition of a grant writer.* This position will continually pursue a variety of funding options for all capital projects along with other initiatives throughout town, including looking into affordable housing options that fits the landscape of the town.
4. Continue to implement recommendations from the 2014 POCD that protect our natural resources, such as our lakes, streams and brooks. Maintain as much open space as possible for its environmental and aesthetic benefits.
5. Create a capital savings plan to help offset future capital projects.

### Should continue to be included:

1. Investigate alternate energy options to help reduce town energy expenses and footprint. Seek private sector investment in EV charging stations in town center.
  2. Continue to emphasize public safety with support of the police and fire departments.
  3. Continue to promote the town center as a great place to bring businesses to serve our residents.
-

## **Summary Comments from the New Fairfield Board of Finance for the 2024 POCD**

### **Background from the Planning Commission:**

The updated plan will look 10 - 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 quality of life.

### **Planning Commission request:**

1. Submit written comments
2. Summarize your input on 1-2 pages / bring 10-15 copies to Planning Commission meeting
3. Present verbal comments for 3-5 minutes at Planning Commission Meeting

### **Input that might be included in Comments:**

- Top 3-5 things town needs to focus on for the next 10-20 years
- New recommendations for the 2024 POCD
- Recommendations in the 2014 POCD that should be continued
- Recommendations in the 2014 POCD no longer relevant and should be removed

### **Top 3-5 things town needs to focus on the next 10-20 years**

1. Climate Change is necessitating towns to build increased **resiliency and adaptations** for clean water, alternative energy sources (solar arrays, EV charging stations), biohazard protection, pandemic response, more mass transit, more storm preparedness, more cooling centers, and limitations on waste disposal.

2. Town Center continue to promote as a viable place for new businesses to move into and established businesses to stay with sidewalks and walking/bike paths leading to it. Also include justification for a Community Center serving all ages.

3. Long Term Capital Plan from BOS and BOE with prioritized, 'must do' projects such as the Middle School renovation, sewer project, and town clerk's vault. These long term 'must do' projects should have annual capital budgeted amounts that cannot be deleted from the annual town and education budgets.

Look at opportunities to include 'green building' in any future building projects for additional long term energy savings.

4. Affordable Housing continue this initiative for all age groups - for example, it is becoming more difficult to attract volunteer members to the New Fairfield Volunteer Fire Department. If there were more affordable housing, the younger people who are prone to volunteer could afford to live in town.

5. Public Safety - the costs of police, paramedics, dispatchers, volunteers for the fire department are all getting higher, and we may have a limited labor pool to draw from. Need to consider what incentives we can put in place to attract these people.

### **New recommendations for the 2024 POCD**

1. See items #1, #3, and #5 above in Top 3-5 things town needs to focus on. In addition -

- Add a full-time town grant writer producing grants for both the BOS and BOE based on their needs.
- Direct the focus by all boards to achieve environmental, social, and economic **sustainability**. For example, the town's lakes and streams must be protected so that they will continue to attract homeowners and businesses to New Fairfield.
- Add a Capital Planning group composed of a BOS, BOE, and BOF member to coordinate and collaborate planning as well as a long-term bonding plan from the Town Treasurer.

2. Overall, the focus of the POCD should be on town/education initiatives that provide **new opportunities** in those areas of Conservation (natural resources, open space); Development (community structures, affordable housing, businesses); and Infrastructure. Try not to dwell on action items that are 'business as usual' for the responsible boards, commissions, and town employees - those activities that are part of their daily work.

3. Include any feasible recommendations that come from your recent community survey and input from the various boards and commissions participating in your listening sessions.

#### **Recommendations in the 2014 POCD that should be continued**

1. Keep chapters (3) Demographics, (4) Housing, and (5) Economic Development with updated data. Chapter (8) Sustainability could be deleted as a separate chapter and its updated content moved into the other POCD chapters.

#### **Recommendations in the 2014 POCD no longer relevant and should be removed**

1. Action agenda - chapter 11 - consists of a list with many activities, many of them naming multiple responsible 'lead agencies'. It's not a workable plan with many chiefs.

The Action Items listed do map back to the chapters in the POCD - Demographic (3), Housing (4), Economic Development (5), Natural Resources, Open Space, Parks, Recreation & Agriculture (6), Community Facilities & Infrastructure (7), and Sustainability (8). However, to eliminate confusion, these Action Items should be included in the appropriate chapters rather than gathered at the end of the plan document.

2. Delete all the maps and the tables with data that is too old to make a comparison difference.

3. Plan Consistency - chapter 9 - its requirements are already covered in the Findings section at the end of most chapters and also in the large Action Agenda - chapter 11. It's redundant, and thus makes the overall reading of the POCD more confusing. If it's required from a state statute requirement, have it included as a footnote.

**Individual Comments from Board Members Cheryl Reedy and Thora Perkins**



### Comments from Cheryl Reedy

Wes - Here are a few comments on the POCD for consideration in the letter you are preparing from the BOF for the Planning Commission:

1. I hope the new POCD is nothing like the 2014 one. It was a recitation of lots of information available from other sources about the Town's demographics and ended with a list of "action items" that seem to me to have been divorced from the town's plans at the time, e.g. the 5-year capital plan. That list contained far, far too many items to ever be accomplished by a local government in 10 years. I hope the new POCD has much more targeted suggestions for action and that those suggested actions at the very least take into account the existing 5-year capital plan for the BOS and the ten-year capital plan for the BOE.

2. The new POCD should include information about the need for something to be done to renovate or bring up to needed standards the Middle School. That will be a considerable expense and will need to be part of the BOF's long term capital and bonding planning.

3. With every year that passes climate change results in hotter summers, stronger and more frequent storms, greater likelihood of loss of electricity, along with more state and federal mandates to combat climate change. Successful communities will start NOW to build increased resiliency and adaptations for clean water, alternative energy sources, biohazard protection, pandemic response, limitations on waste disposal, and more. The planned solar array at the DOC is a good start but we will need much more in the next ten years, e.g. more EV charging stations around town, more opportunities to use mass transit, more storm preparedness, more cooling centers, more town vehicles that are EV or at least hybrid, etc. What happens if we have a very hot day on an election day when the Senior Center, our usual cooling center, is being used as a polling place? It is better for our town's finances to brainstorm what our needs will be for greater resiliency and adaptation and prepare for them over the next ten years than to be confronted with an emergency need. And, for long term savings we need to not just give lip service to building green buildings but actually do it. It was in the 2014 POCD, but when money starts to get short in any building project the additional costs for green building suddenly make it impossible. We need to plan for green building from the start and budget enough to make it happen. The energy savings from doing that over the long haul of the life of our buildings will make it money well spent.

4. The Town Clerk's vault and room for town hall offices need to make the list of projects to be considered in the next ten years. Perhaps our plan for the vault is simply an extensive lobbying effort of the state to finally recognize electronic records as legal records so that the need for such extensive space for a new vault goes away. But there has to be some kind of plan to address this issue, even if we eventually agree that our "plan" is to do nothing and remain in violation of state requirements.

5. In terms of public safety and the concerns of the BOF, I think it is important to recognize that it is becoming more and more difficult to attract volunteer members to the New Fairfield Volunteer Fire Department. In the last ten years the Town has had to move from an all-volunteer EMS service to a paid service 24 hours a day, seven days a week at a cost of almost 3/4 million dollars a year. What plans can we make if sometime in the next 10 or 20 years there are not enough volunteers for the fire service, if not all the time then during daytime hours on week days? What will that cost? How will we provide it? It is a consideration for both the BOF (because of the financial cost) as well as the Fire Department and the BOS to consider, and I don't even see the Fire Department listed as an invited group to either POCD listening session. There were several large public safety costs that developed over the last ten years that were not even contemplated in the 2014 POCD - the need for a replacement board at the Communication Center, the need for SROs in all our schools, as well as the need to move from volunteer to paid EMS service.

There is a lot more I would comment on if this were just my personal thoughts, e.g. the need for more housing options to help our young people stay in town, but these are the major things that occur to me that will affect the long term finances of the town and everyone's taxes, which is the focus of the BOF. Thanks for the opportunity to have my comments considered by the BOF.

10/14/23

To Wes Marsh

From Thora Perkins

Thank you for collating these responses for the BOF contributions to the POCD discussion and listening sessions.

Using Review of POCD 2014 and BOF Recommendations Sheet of 6/15/2011:

**General thoughts:**

1. Reduce the number of colored maps in the POCD. Many of these maps can be turned into a simple piece of the narrative; other than engineers or highly technical people, these may not be a beneficial piece of the POCD; shorten the POCD to what it is intended a "Town agreed upon outline" and narrative of where New Fairfield is headed in the next ten years. Many people are not able to assign the POCD the importance that it deserves. Remove the obstacles that prevent full use of this document by all elected officials and Commissions.
2. Most important agreed upon issues and needs for New Fairfield to be shown in the report as necessities.
3. No town is an island. We need to plan more efforts and discussions with neighboring towns such as ideas about regional projects which may save resources and money; regional relationships that may raise the level of excellence in the ways things can get done and be accomplished in New Fairfield. Regional communication ideas need to be brainstormed with other towns and implemented when possible and beneficial.
4. A Sustainability Agency as hinted at in the 2014 Plan could be implemented with one elected official from each board, meeting 4X a year as a start of this important work.
5. All infrastructure projects planned by the town need to be as sustainable and low impact as possible.
6. We need to be able to communicate with every Town Resident by email or text message for general and important information; and we need to develop an emergency broadcast system to alert the entire town in case of a dire emergency.
7. We need to provide more detailed, cost inclusive information to the primary stakeholders, the taxpayers, before any important Town project is initiated in any way.
8. Communication to all taxpayers and other stakeholders about any Town initiatives as suggested in the POCD needs to be improved and once processes for this are in place, maintained.
9. We need more town supplied activities and gathering space for children and teenagers.
10. Promote opportunities for and awareness of robust health and well-being at our Community Center, Educational Buildings, and all Town Boards, buildings, gatherings, organizations, boards. Promote our local Gyms, Yoga studios, health and medical services.
11. We need to promote and continually advertise all types of voting available to Residents.

**Natural Resource**

1. **Candlewood Lake**  
Candlewood lake needs to be the Town Gem. All residents have the opportunity to enjoy its scenic beauty and have the opportunity to enjoy the Town Beach. However, we need to treat our Lake like the Gem that it is:

- a. Overhaul and renew our Town Beach Park. Make it look more attractive from the road with new Bushes, a new or repaired fence with possibly an attractive façade. Renew or overhaul the park and beach area so that more residents want to use this beach/park. Years ago 100 people may have been on the beach on weekdays and double that and very crowded on the weekends. There were times on weekends when one could hardly find a place for a blanket or towel. We will have the new beach house, but we need to finish this area as nicely as other Towns have done.
  - b. Start a "Friends of the Town Beach Club".
  - c. Join with all the Lake towns to work on controlling zebra mussels and monitoring the now lack of plant life in our Lake.
  - d. Mount a large campaign to control Ball Pond Brook runoff into Candlewood; and control septic seepage around the Lake which is a potential fresh water source.
  - e. Town needs to monitor the water testing of the Lake in various areas each year.
  - f. Pass a Town ordinance that if a property is lake watershed that no chemicals are dumped on that property.
  - g. Work with all lake Towns to slowdown shoreline erosion caused by big boats, speeding boats, wakeboarding etc.
2. Using any extra Town acreage provide additional active, rather than passive, recreation such as:  
 An ice-skating rink, pickleball court, additional basketball hoop, permanent outdoor exercise equipment as seen in other states and in Danbury's Bear Mountain Park.

**Development Themes:**

**Community Structure:**

1. To plan and consider the development of a Community Center which will serve adults, children, families, and Senior citizens. High level programming, pool or lap pool, sports court, babysitting, small restaurant, staffed by a director, assistants, programmer, lifeguard, security, etc. Create a joiner fee schedule and session fees for individuals and families.
2. Consideration of some mixed-use retail – including apartments or condos and retail in the same structure or nearby structure.
3. Initiate an effort within the Town to promote, attract additional residents who represent varying cultures and backgrounds.
4. Allow for the expansion of the retail corridors into a few adjacent roads.
5. Protect the small-town atmosphere by providing green space and greenery with each project or structure near the center of town and sustainable and low impact building processes and styles. Continue to limit the size of all structures in town.
6. **Consideration of Community Center/Attached Town Hall Structure** on one piece of property. The Consolidated lot would be perfect for this. This would involve major bonding and grant initiatives **OR** consider the renewal and expansion of the library building to become a Community Center and Library in the same Campus.

7. Promote robust health and well-being at our Community Center, Educational Buildings, and all Town Boards, buildings, gatherings, organizations, boards. Promote our local Gyms, Yoga studios, health and medical services.

#### **Community Fiscal Initiatives:**

1. Use of zero-based budgeting in as many departments in the entire Town where it is possible to do.
2. We need a process for the BOS, BOF, BOE, and Land Use Boards to co-ordinate and collaborate on all Capital Expenditures.
3. We need to start working together as a **whole Town**, for the benefit of the **WHOLE TOWN**.
4. Within the next two and a half years, assess and inspect the structure, adequacy of design for this era and the next, health of all systems, relevancy, of our **Middle School and develop the needed Action Plan for this structure and its relationship to our other educational buildings.**
5. Assess the cost effectiveness of hiring a full-time grant writer, with a proven track record, to continually apply for federal, state, regional, local grants.
6. As a Town, we need to value having extra funds in the UGF.
7. Promote that every decision is mostly based upon the amount of tax base we have in NF and the amount of debt payments and other payments within in our Total town budget.
8. Communication Center: work with employees and the union to allow for shift times for part time workers or analyze and re-evaluate the schedule of the Center.

#### **Infrastructure Themes:**

1. **Sewer/septic concerns**

Now that a sewer design and permit is taking place in our Town, time to educate all the taxpayers in the Town, residents, and business owners in all potential costs and benefit analysis of such a plan. The cost needs to include all of the infrastructure, new employee costs, costs and placements of pump houses, oversight of any future expansions etc. Present to all stakeholders potential costs to hook-up, and an analysis of construction disruption to the town and businesses and how some of this can be mitigated. Also a time table aligned with other capital projects. See #2 below.

2. We need a process for the BOS, BOF, BOE, and Land Use Boards to co-ordinate and collaborate on all Capital Expenditures.
3. The amount of capital project debt that the taxpayers can carry will be a benchmark for all capital project discussions.

In the previous work of the BOF for the last POCD retain the statements in the numbered sequence given on Page 2: The following statement are still relevant:

**#s 1,3,4,5,6,7,8**

Thank you, Wes for compiling all of our ideas for further BOF discussions which are extremely important for the Town.

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**STATEMENT OF**  
**TIM SIMPKINS**  
**DIRECTOR OF HEALTH**  
**TOWN OF NEW FAIRFIELD**

Planning Commission Hearing on  
Plan of Conservation and Development  
November 27, 2023

I'd like to remind the Planning Commission that the current POCD recommends constructing a sewer line to Danbury. For public health, environmental protection, economic development, and long-term taxpayer savings, it makes sense to retain that recommendation, make use of the engineering design that is almost complete for the sewer line, and move forward with seeking funding from state and federal sources for the project.

# ***New Fairfield Sewer Discussions***

## **Highlights and Goals**

### **HISTORY OF SEWER DISCUSSIONS IN TOWN AND CURRENT SEWER DESIGN PROJECT**

1. The Existing POC has spoken about sewerage for a long while now as an opportunity for maintain sustainability of the Town as it grows and other limiting factors play out such as failing septic systems with limited areas for replacement.
2. Previous sewer studies have been conducted in the Town of New Fairfield but they were of a broader scope and looked at sewerage the entire Town. The latest was conducted by Fuss & O'Neill Inc. and provide a high level approach and concept for sewerage. The current Sewer Design Project funded by ARPA funds looks at only sewerage very specific areas of Town and has very hard and established sewer shed area that looks at sewerage only specific portions of the Town. These Sewer Shed areas could be identified and more clearly delineated in the POC. If it makes people feel more comfortable in limiting the sewerage in the POC.
3. A good POC should consider the challenges of the Town in the distant future and current initiatives such as the current Sewer Design Project that voters approved.

### **OVERVIEW OF DRIVING ISSUES THAT NECESSITATED SEWERAGE AS PART OF THE POC FOR LIMITED AREAS IN TOWN**

1. Numerous Ageing septic systems in the downtown business district with very limited code complaint areas for replacement. If we don't act now and plan for the future the entire business district could be drastically impacted as septic systems get compromised and the replacement become more challenging.
2. Protecting a large key aquifer that is located under and near the lower downtown business district area.
3. Protecting Ball Pond Brook from the leaching of fully-untreated effluent from septic systems in the lower business district from getting into the Ball Pond Brook which was deemed to be Class "A" water body and protecting Candlewood Lake which this brook discharges directly into.
4. In protecting all of these vital natural resources by sewerage the Town's business district, indirect benefit is that the business district has a more diverse opportunity for utilization of space in the business district and allow for businesses that existing septic systems and soil conditions could not support to actually exist and come into Town.
5. Two key 55 and over communities in Town are on large septic systems and replacement of these systems are extremely complicated and challenging. These systems are ageing and are getting to the end of their life cycle. Should these systems fail it will become a huge and major issues to these vulnerable residents who are all on fixed budgets.
6. All of the Town's buildings and all of the schools are on septic systems. These systems are ageing and are getting to the end of their life cycle (except for the Library and Town Hall).

7. Several key places of worship located in the center of Town or on the outer fringes that are easily serviced by sewer would benefit from sewers and avoid costly septic repairs or replacement.
8. The sewer shed areas picked out pay respect to the great success the Health Department has had in their septic walkover program and the hard limits of the sewer shed are very precisely established only to accommodate the issues presented above. Their no initiative to sewer any other areas of Town or to accommodate any future development other than what current zoning would already allow within the sewer shed area. The sewer design is intended to provide for much needed long range future planning that the Town desperately needs directly related to sustainability of septic systems to service the above noted sewer shed areas.

**WHAT IS A SEWER SHED AREA AND WHAT LIMITATION AND CONTROLS COME WITH IT?**

1. The outer limits of a sewer shed is the limit of any dwelling or business within those limits that can connect into the sewer. The system and all design parameters associated with these limits drives the capacity design of the collection system, the pump stations and the main connection limits into the receiving municipality.
2. All the parcels within the sewer shed have been allocated an anticipated flow and collectively they make up the total anticipated sewer flow for New Fairfield.
3. Limits of sewer shed cannot easily be changes and are considered hard limits. The average daily flow that the is generated from the sewer shed area is very specific to the limits of the sewer shed and all parcels within that area.
4. The sewer shed areas flow is used to evaluate and determine available capacity/restrictions in the Danbury sewer collection system in conveying NF flows to Danbury Plant no deviation can occur without significant study and possible upgrade of downstream collection systems in Danbury.
5. A number of industry acceptable methods have been used to estimate the flow from all developed and undeveloped parcels within the sewer shed. All undeveloped parcels have been assigned a flow based on courant zoning regulations and maximum development opportunities all based on current zoning. Where available, existing water usage data was used to generate the most current possible sewer flows.
6. The entire sewer shed area which encompasses the Town center/business district surrounding intersection of Rt 37 and Rt 39, and then extends up Brush Hill Rd. to New Fairfield HS, has been broken down into five mini areas. This helps to phase the sewer project in. The phasing priority is also based on the most urgent need.
7. Detail of mini sewer sheds areas.
  - a. Sewer mini shed 1 (red) includes in general, Town Facilities: High School, Middle School, Meeting House School and Consolldated School, Company A Fire House, Police Building, and other parcels
  - b. Sewer shed 2 (Blue) includes the Town Center and business district, plus the Town Hall Annex and Library. **Priority sewer shed that will be developed and connected first.**
  - c. Sewer mini shed 3 (green) is located east of Rt 37 North along Heron View Rd and includes a residential area as well as the Woods at Dunham Pond, 55 and older community.



- d. Sewer mini shed 4 (magenta) includes Dunham Drive Commercial Buildings and continuous along Sawmill Rd. up to the Birches 55 and older community.
- e. Sewer mini shed 5 (yellow) extends south to Rt 37 from Sawmill Rd. to Colonial Rd.
- f. The total flows anticipated from all of these sewer sheds is approximately 153,000 GPD.

**FINAL POINTS TO MAKE**

Make a point to hit some of the following key elements of the sewer study

1. Several public meetings have been held regarding the sewer project and the residents voted to have a sewer design done for limited portions of the Town. Part of developing the POC is to pay respect to what the majority of residents and tax payers want to see in their community.
2. Discuss individual benefits to sewerage of all portions of the sewer shed; future cost avoidance, environmental benefits, sustainability of the heart of New Fairfield business district, and the indirect benefit of sewerage is that it can provide for more economic development etc.
3. The POD could limit sewerage to match what is currently being considered as the gross sewer shed area if it makes people feel more comfortable.
4. Implementation plan allows for phasing of project as needed.
5. Grant opportunities for these types of project are numerous and shovel ready project will get top priority for funding.
6. Discussions with Danbury on accepting the anticipated sewer flow have been very positive but if there seems to not be an interest from New Fairfield to utilize the allocation, the capacity allocation could be given away and never secured again in the future due to plant capacity.
7. Should more and more septic failures occur in the future, the Town could be subjected to a consent order by the State and Federal EPA which could be devastating and not easy to remediate without a sewer collection system.
8. The sewer project if implemented will require a Statutory mandated positive 8-24 Referral from Planning Commission and provides for an opportunity significant discussions at that time. Other permits and approvals also provides for more discussions in the future.

Received by email on 12/6/2023 @ 4:25 p.m.  
by Tricia Quinn, Asst. Town Clerk, New Fairfield