



# The Planning Commission

Town of New Fairfield  
New Fairfield, Connecticut 06812

Regular Meeting Minutes  
September 23, 2024 @ 7:30 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. Keith Landa

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

**Guests:** Evan White, New Fairfield Zoning Enforcement Officer

**Call to Order:** 7:33 pm

### **Pledge of Allegiance**

Ernie Lehman elevated Christina McCartney and Michael Oliva to voting members. Seconded by Keith Landa. All in Favor **(3-0-0) Motion passed.**

### **Agenda Amendment**

Cynthia Ross-Zweig made a motion to amend the agenda to add to New Business discussion of a letter to the BOF and copy the BOS regarding the reallocation of the funds approved via 824 referral for the purchase of property on Gillotti Road so the school could be relocated back in 2021. Since it was bonded in lieu using funds, it is in our purview to ask since it was the Planning Commissions approval, where the funds were reallocated to. Approximately \$460,000. Michael Oliva made the motion to add to New Business. Seconded by Cynthia Ross-Zweig. **All in Favor (5-0-0) Motion passed.**

### **Approve Minutes**

Christina McCartney made a motion to approve the Special Meeting of July 15, 2024, and the Special Meeting of September 9, 2024, minutes as presented. Ernie Lehman seconded the motion. **(5-0-0) Motion passed.**

### **Correspondence/ Announcements**

Resume of Timothy Bellavita regarding board vacancy on Planning Commission received by Cynthia Ross-Zweig September 22, 2024.

### **Budget**

Copy of letter from the Town of New Fairfield dated September 17, 2024 to Secretary Jeffrey Beckham - Office of Policy & Management, Commission Garrett Eucalitto - Department of Transportation, Commissioner Katie Dykes - Department of Energy and Environmental Protection, Commissioner Daniel H. O'Keefe - Department of Economic and Community Development regarding Notice of Expired Plan of Conservation and Development. Requesting extension of POCD by 1<sup>st</sup> Selectman's office.

**Public Comment** -None

**New Business**

**Vacancy to fill from resignation of Gary Reetz.**

Two individuals had expressed interest on serving on the Planning Commission: Olivia Micca submitted resume on July 9, 2024, and Timothy Bellavita submitted resume on September 22, 2024.

Ernie Lehman stated that the bylaws say that the most senior alternate depending on party would be elevated as dictated by state regulations. Ernie Lehman made the motion to elevate Michael Oliva to full voting board member. (5-0-0) Motion passed.

Opening for an alternate then available to be appointed by the board. Cynthia Ross-Zweig made a motion to nominate Timothy Bellavita to the alternate position. Michael Oliva seconded the motion. Cynthia Ross-Zweig asked for any other nomination. Keith Landa asked that we be able to ask the candidates questions. Christina McCartney asked if there is any party consideration required which there is not for an alternate. An opportunity was made for the candidates to make a statement on why they wish to serve on the committee. Olivia Micca stated that she had been an alternate on the committee for the past two years and would like to continue to serve on this committee as well as the other board she serves on in town. Timothy Bellavita stated that he does not have any experience on town boards or committees but offers his experience in transportation in the airline industry, supervisory in the US Army and the MTA, and working in construction and would bring a different perspective. He had not attended any meetings but did attend a POCD session at one time. Ernie Lehman commented that he had worked with Oliva Micca on the committee and was impressed by her abilities. Cynthia Ross-Zweig said that she felt that Timothy Bellavita would provide a new perspective and is a member of the Volunteer Fire Department, American Legion and a homeowner in town. Cynthia Ross-Zweig had concern that Olivia Micca served on another board and there could be a conflict of interest. It was mentioned that Keith Landa and Christina McCartney both serve on the Inland-Wetland Commission. Cynthia Ross-Zweig made note that we make sure members reclude themselves when there may be a conflict of interest between boards as most members of the Planning Commission also serve on other boards/commissions in the town. Keith Landa made a motion to call the question and Ernie Lehman seconded. Cynthia Ross-Zweig made the motion to nominate Timothy Bellavita as an alternate and was seconded by Michael Oliva. Keith Landa nominated Oliva Micca as an alternate and was seconded by Christina McCartney. Proceeded with a public vote on the candidates.

Michael Oliva – Timothy Bellavita

Cynthia Ross-Zweig – Timothy Bellavita

Ernie Lehman – Oliva Micca

Christina McCartney – Oliva Micca

Keith Landa – Oliva Micca

**Further discussion on the regarding the reallocation of the funds approved via 824 referral for the purchase of property on Gillotti Road.** Cynthia Ross-Zweig discussed with the town attorney, and it was agreed that it is appropriate to ask. Cynthia Ross-Zweig will write a letter. Keith Landa moved that we authorize the chair to write the letter but doesn't require a vote.

## **Old Business**

### **Discussion on the POCD**

Documents with changes from Planimetrics:

\*POCD Comments 091624

\*Supplemental POCD Edits 092324 from Glenn Chalder, Planimetrics, Inc

Glenn reviewed changes:

Blue box on page 38 regarding Affordable Housing Plan adopted in August

#### **2024 Affordable Housing Plan**

State statutes require that each municipality in Connecticut prepare and adopt an affordable housing plan and update it every five years thereafter. New Fairfield created a Housing Opportunities Committee for this task [and the AH Plan was adopted by the Board of Selectmen on August 8, 2024.](#)

The planning process found that there are a number of housing needs in the community and several ways to address those needs. Addressing housing options and choices may be one of New Fairfield's biggest challenges over the next 10 years and beyond.

Key strategies in the [adopted](#) 2024 Affordable Housing Plan included:

1. Support the New Fairfield Housing Trust.
2. Support affordable first-time homebuyer options.
3. Allow the development of smaller sized homes that could be "downsizing" options for older adults.
4. Increase awareness about the housing opportunity that accessory dwelling units can create.
5. Continue to raise awareness about housing needs and solutions [including community outreach and cross-sector collaborations.](#)
6. Make sure the strategies in the [town's adopted housing plan Affordable Housing Plan](#) are implemented [over the coming 5 years.](#)

It is envisioned that the [adopted](#) 2024 Affordable Housing Plan (and future updates) will be key reference documents and that both documents (AH Plan and POCD) will support housing strategies.

September 16<sup>th</sup> document is laid out chapter by chapter. Notation of 'Town' as the leader not specific enough and should be allocated to others. One of the four is Funding of Greenway trails be the CVRLT but not a town organization suggested to modify to be Board of Selectmen. Cynthia Ross-Zweig has concern that appointed boards – one appointed board didn't do inspections for six years being the concern. Cynthia Ross-Zweig leery of an appointed board not accountable to an overseeing board. Planning Commission is the overseer of the POCD responsible for follow up to hold to the tasks. Conservation Inland-wetlands is an appointed board that is assigned to several tasks in the POCD for example where it does make sense for an appointed board to be leader. POCD to reset and give direction going forward.

Glenn mentioned may marked as "Make Change" as minor in nature.

Comment 3 regarding a financial section but since it could become dated over time with a 10-year document suggested sidebar to look to town website Board of Finance. Not feasible to put in POCD since

things change and priorities can shift. Should Planning Commission have an annual workshop where we ask the boards to review capital needs and progress on assigned.

Recommendation of Economic Development/Town Planner position in document not in the most logical place in the document. Move to the implementation section.

Add sidebar on page 33 that Candlewood Corners design could be guide for village center. A village study would keep in check the size of buildings.

Regarding the Affordable Housing Plan, since the HOC is an ad hoc group make leader is the Zoning Commission. Suggestion made to add the URL but hesitant could change and their plan needs to be updated by 2029 – handle like the reference to Board of Finance to Zoning section of the town website.

The POCD being a living document comment - philosophically we have approached this in that way by the Planning Commission ongoing review of progress. An adopted amendment to the plan would be a 65-day notice of the change after workshop if we want to make changes along the way.

Green light to craft the proposed plan could have it done by September 27, 2024. Public hearing date would be December 2, 2024. Planning Commission should consider starting the workshops prior to the budget cycle so brings awareness to the different lead agency that topics in the POCD need to be taken into consideration – January makes the most sense.

Create a summary by lead agency so they see a summary of what they are supposed to do without having to go back through the POCD to search for their responsibilities.

Additionally after the funding changes made last week at the town meeting, *Supplemental POCD Edits 092324* were submitted to soften language of sewers throughout the POCD to reflect where we are today keeping the possibility for future open.

Notices go out on September 27, 2024 and get circulated to WestCOG and BOS for 65 day comments. Notice of public meeting in November. Normal Planning Commission public meeting in December.

Motion to accept the proposed POCD as amended made by Keith Landa and seconded by Michael Oliva. (5-0-0) Motion passed.

Motion to set the public hearing for December 2, 2024 regarding the adoption of the POCD for the Town of New Fairfield made by Michael Oliva and seconded by Keith Landa. **(5-0-0) Motion passed.**

## **Standing Items**

**Subdivision Log** – none

**FOIA** – none. FOIAs will now go to the administrative assistant of the Board of Selectmen

## **Adjournment**

Michael Oliva made a motion to adjourn the meeting at 8:40 pm. Christina McCartney seconded the motion. **All in favor. Motion Passed.**

Respectfully submitted

Christina McCartney, Alternate Planning Commission

**To:** Planning Commission  
Town of New Fairfield

**From:** Glenn Chalder, AICP

**Date:** September 16, 2024

**Subject: Community Input On POCD**

The attached pages organize comments received about the DRAFT Plan of Conservation and Development. Verbal comments were received during the September 9 public information meeting. Written comments submitted before September 16 have been included in the tabulation.

1. The comments have been summarized and organized by Section.
2. In some cases, the right-hand column suggests a possible action for consideration by the Commission. This may provide some assistance in determining how to address the comments received. **This tabulation could be considered as a possible "consent agenda" so the Commission would not have to discuss each of the 76 comments.**

Notation	Instances	Possible Approach
<b>Make Change</b>		The comment could be addressed in the way suggested
<b>No Change</b>		A change is not warranted or recommended by Planimetrics
x		Repeat of other statement or no action recommended by Planimetrics
<b>DISCUSS</b>		The comment may raise a strategic issue for discussion by the Commission or may be a topic where Planimetrics seeks additional input from the Commission

Once the Commission has given direction on how to address the comments:

- The Commission could schedule the public hearing on adoption,
- Planimetrics will prepare a revised POCD incorporating proposed changes.

Comment	Page	Possible Approach
1. Check headings – Table of Contents skips 3.3 and 4.2 and this is a heading issue	TOC	<b>Make Change</b>
2. Feels that the notation of “Town” as a leader is not specific enough and feels these responsibilities should be allocated to others, especially for Action Steps, so it is clear who is in charge: <ul style="list-style-type: none"> <li>a. Town Center Study (page 35)= PC</li> <li>b. Funding for Greenway trails (page 48) = CVRLT</li> <li>c. Energy Audit (page 59)– PBC</li> <li>d. Sustainability web page (page 59) = BOS</li> </ul>		<b>Make Change</b> Funding for greenway trails should be BOS?
<b>1.0 INTRODUCTION</b>		
3. Could a Town financial section be added at this time so that readers realize present and future fiscal constraints?		<b>No Change</b> Could be added but data can soon become dated in a 10-year document
4. POCD should recognize that: <ul style="list-style-type: none"> <li>a. 50% of the households earn less than the median income.</li> <li>b. 25% of taxpayers spend more than 30% of their income on housing and this includes taxes</li> </ul>		<b>Make Change</b>
<b>2.0 POCD FRAMEWORK</b>		
<b>3.0 MAIN STRATEGIES</b>		
<b>Address Community Facilities And Services</b>		
5. Loved the recommendations about capital planning for community needs.	21+	x
6. Would like more improvements for the Town Beach. Feels New Fairfield is the only lake town without a gem of a beach, Would like Park & Rec to make beach/water programs more of a priority	20	<b>No Change</b> Recommended on page 20.
7. Could Planning Commission make a few concrete suggestions as to what “capital projects may have to be priorities”	20	<b>No Change</b> POCD should advocate for overall strategy, not individual projects
8. Feels the POCD should refer to serving the schools with sewers rather than any mention about updating the septic systems since the town approved \$1.8 million from ARPA funds for this	20	<b>Make Change</b> Change to “replace septic systems with sewer extension from the town center”
<b>Enhance Town Center / Economic Devel.</b>		
9. Likes the strategies about the town center and economic development		x
10. Loves the idea of a town center district		x
11. Is intrigued by the idea of a village district to maintain / enhance character in the town center		x
12. Supports the idea of possible village district in the town center		x

Comment	Page	Possible Approach
13. Would like any growth in the town center to be done in a thoughtful way.		x
14. Mention the zoning for Candlewood Corners and the design guidelines in those regulations. Those could be used as a guide for the village center		<b>Make Change</b> Add a sidebar on Page 33 mentioning this
15. Feels we need to guide development carefully – Brookfield was not able to keep control over the Four Corners area, in her opinion, and the development intensity got away from them		<b>No Change</b> POCD recommends village study and design guidelines to guide development intensity
16. Feels there is little land to allow for new commercial development.		<b>No Change</b> Opportunities could come from availability of sewers and redevelopment of existing parcels
17. Supports the sewer recommendations		X
18. Does not support the sewer recommendations.		X
19. Feels sewers are needed in the Town Center. There is only so much that can be done on a septic system. We do not want to pollute the aquifer under the town center.		X
20. Kent has sewers in their downtown and they maintained / enhanced character - we can do the same.		X
21. Does not feel Kent is a fair comparison of what could happen in New Fairfield		x
22. Feel that sewers are key to supporting the buildings and businesses we have		X
23. Feels sewers could enhance business development and enhance the tax base		X
24. Much blasting is needed for sewers, and this could have repercussions for houses and other infrastructure		X
25. New Fairfield is one of the few small towns left. Feels sewers put that at risk		X
26. Loved the recommendation for a planner and feels that this could be more important than a grant writer. Is this important recommendation located in the best place in the POCD?	35	<b>PC Discuss</b> Where is the best place in the POCD for this recommendation?
<b>Diversify Our Housing Portfolio</b>		
27. Supports the housing recommendations		X
28. Likes the strategies about housing diversity.		X
29. Loves the idea of the waterfront overlay district as a way to address the challenges of all the non-conforming lots in the lake communities. She had to apply for a variance herself.		X
30. Wonders if we have an older population because younger people cannot afford to live here and believes this creates challenges, getting volunteers for the fire department and other town services		<b>Make Change</b> Add a sidebar to help make this point

Comment	Page	Possible Approach
<b>Preserve Open Space / Extend Trails</b>		
31. The open space / trail strategies are a great opportunity for New Fairfield		x
32. Likes the strategies about open space and trails		x
33. Supports the open space recommendations		x
34. Supports establishment of Marjorie Trail		x
35. Does not favor the Marjorie Reservoir Trail		x
36. Does not favor the Marjorie Reservoir Trail and feels construction will disrupt traffic flow for up to one year.		X
37. Supports the concept of open space and trails. (physician recommended creating places for people to walk for health)		x
38. Supports working with the land and not harming nature. Hopes that any trails will avoid or minimize impacts (such as an eagle nest)		X
<b>4.0 OTHER STRATEGIES</b>		
<b>Protect Natural Resources</b>		
39. A recent New York Times article talked about subsidence which may be due, in part, to extracting water and/or diverting stormwater and not replenishing groundwater.		<b>No Change</b> LID drainage strategies will help address this and support the overall water cycle
<b>Manage Vehicle, Walk, Bike, Transit</b>		
40. Supports the trail and sidewalk recommendations		X
41. All roads in the town center are State highways and this makes it difficult to install sidewalks		X
42. Concerned that easements might be needed for sidewalks		x
43. Does not favor sidewalks		X
<b>Maintain / Enhance Assets &amp; Ambience</b>		
44. Likes New Fairfield's small town ambience		X
45. Feels that the historic buildings in New Fairfield contribute to the overall ambience and sense of place		X
<b>Promote Sustainability &amp; Resiliency</b>		
<b>Promote Adequate Utility Infrastructure</b>		
(sewers comments in Town Center section)		



5.0 CONCLUSION		
Implementation / Key Actions		
46. Are there examples of other towns and other POCD's that we can look at with regard to successful implementation?		<b>No Change</b> Mentioned possibility of Plan Implementation Committee but Planning Commission intends to take the lead on POCD implementation
47. Would like for document to be updated regularly without incurring tremendous expense		<b>No Change</b> Discussed on page 74
48. Would like the Planning Commission to identify and flesh out further strategies for implementation		<b>No Change</b> Could be done in future
49. Feels more committees should be involved in implementation. Would like all elected boards and members to be involved.		<b>No Change</b> Trying to find a balance between too many partners and not enough partners
50. Concerned that too many partners are listed and feels this could be confusing and/or unwieldy		<b>No Change</b> Challenge can be that <i>not</i> recognizing an important "partner" can result in resentment
51. If the POCD is to be a living document, could a particular capital project be listed later?		<b>No Change</b> Process for amending POCD includes a 65-day notice period and so, while this could be done, it could take 90 days or more
52. Putting strategies in the POCD will help get grant funding		x
53. Concerned about the cost of POCD recommendations (beach, renovation project, the sewer system, Marjorie Trail construction, etc.).		x
54. Feels New Fairfield is facing a lot of capital expenditures and this will increase taxes that many residents cannot afford		x
55. Feels the 33 action steps in the POCD is a manageable number. Suggests adding a summary of action steps by leader so 7 lead agencies can easily see their actions step responsibilities		<b>Make Change</b> Add a summary of action steps by leader so lead agencies can easily see their actions step responsibilities
56. Encourages the Planning Commission to conduct a prioritization exercise and to add the results into the POCD		<b>No Change</b> Could be done in future
57. Liked that implementation steps were all in red font for visibility (but then noted from an accounting perspective that this means expenditure!)		x
58. Urges working with the Zoning Commission and coordinating with other boards to implement the POCD		x
<b>OTHER – Generally Positive</b>		
59. Feels the POCD is a good document		X

**New Fairfield POCD  
Community Comments On Draft Plan**

September 16, 2024

60. Feels the POCD is readable and targeted		x
61. Likes that the survey responses and data were integrated into strategies		x
62. Feels the Planning Commission did a great job.		X
63. Feels the POCD is a fabulous document and is exceptional		x
64. Feels the plan is well done		X
65. Wanted to clarify that a plan does not specify what is going to happen, it outlines and organizes thoughts about the future and these are ideas and possibilities		x
66. Feels it is a good plan		x
67. Feels that some people are raising unrealistic concerns		X
68. Likes the maps in the POCD since helps illustrate concepts		X
69. Feels the POCD process was thoughtful		x
70. Feels the POCD is readable and friendly.		X
71. Thinks reading the POCD will make people feel proud to live here		X
72. Wishes the POCD could be communicated to all people and groups in New Fairfield		X
<b>OTHER – Generally Negative</b>		
73. People knew what New Fairfield was when they bought their house and POCD recommended strategies may be more than people want		X
74. Does not favor many of the strategies / changes recommended in the POCD.		x
75. Feels there is a paradox, people move here for character, but then want to develop things that may changer character		x
76. Does not feel it is possible to implement the POCD recommendations. Who will do this? What is the cost? Good luck!		x

**To:** Planning Commission  
Town of New Fairfield

**From:** Glenn Chalder, AICP

**Date:** September 23, 2024

**Subject: Supplemental POCD Edits**

If a recent Town Meeting vote rescinded the funding for the sewer study, the Commission may wish to make edits to the POCD to reflect this. The following comments identify where the word “sewer” or sewage is used in the current draft and possible approaches for consideration by the Commission.

Comment	Page	Possible Approach
<b>1.0 INTRODUCTION</b>		
<b>2.0 POCD FRAMEWORK</b>		
1. Under Town Center, change “b” to read:  a. <del>Initiate the</del> <u>Investigate ways to maintain the future viability of a</u> Town Center sewer project by: <ul style="list-style-type: none"> <li>• Obtaining a sewage allocation amount from Danbury,</li> <li>• Allocating such amount among properties to be served, and</li> <li>• <del>Constructing the</del> <u>If authorized by voters, constructing a</u> pump station and other <del>Phase 1</del> improvements.</li> </ul>	16	<b>Make Change</b>
<b>3.0 MAIN STRATEGIES</b>		
<b>Address Community Facilities And Services</b>		
2. Change last bullet under “Schools” to read”  o Update / replace septic systems (sewer extension to the Town Centertown center, which <del>will</del> <u>could</u> also serve school buildings, is discussed on page 30)	20	<b>Make Change</b>
3. Change second paragraph to read:  This analysis should also include consideration of the desired level of service. How to measure level of service for each of the various types of capital assets maintained by the Town will be an on-going endeavor ( <del>(public water, public sewer,</del> roadway pavement, sidewalks, trails, recreation facilities, fire / police / emergency medical, open space, public works, education, etc.).	24	<b>Make Change</b>

Comment	Page	Possible Approach
<b>Enhance Town Center / Economic Devel.</b>		
<p>4. Under “Opportunities”, change first bullet as follows:</p> <ul style="list-style-type: none"> <li>Sewer service could be established (<del>sewerage study underway</del>)</li> </ul>	28	<p><b>Make Change</b></p>
<p>5. Under “Utility Infrastructure” bullet, change as follows:</p> <ul style="list-style-type: none"> <li>Utility Infrastructure – <del>Extend</del> <b>Investigate ways to provide for</b> public water <del>and sewers</del> <b>and/or sewer service</b> to the Town Center area to support the types of uses the community wants and to protect water quality here and downstream in Candlewood Lake (see page 64).</li> </ul>	28	<p><b>Make Change</b></p>
<p>6. Under “Pedestrian Streetscape” bullet:</p> <ul style="list-style-type: none"> <li>Pedestrian Streetscape - Upgrade sidewalks and other pedestrian and streetscape improvements. In a 2019 EDC survey, 83% of participants said they would approve the use of Town funds to upgrade existing infrastructure (roads, <b>sewers</b>, water, sidewalks, walkways) in the Town Center area. This will also improve the value of existing buildings.</li> </ul>	28	<p><b>No Change</b></p> <p>Accurately reports survey results</p>
<p>7. Sidebar on page 28:</p> <p><b>Sewerage-Related Issues</b></p> <p>Some of the issues currently identified in the Town Center area as a result of a lack of <b>sewage</b> treatment capacity:</p> <ul style="list-style-type: none"> <li>Some septic systems experiencing failures,</li> <li>Septic failures in the area located above the largest drinking water aquifer in New Fairfield,</li> <li>Potential contamination of Ball Pond Brook which discharges directly to Candlewood Lake,</li> <li>Severe restrictions on both the types of businesses that can operate in Town and the potential growth of existing small businesses.</li> </ul>	28	<p><b>No Change</b></p>
<p>8. Reword “blue box” as follows:</p> <p><b>Extension Of Sewers To The Town Center Area</b></p> <p>For the past several decades, Town POCDs have recommended that New Fairfield explore / install a sewer system in the Town Center area. Over the years, the Town Center has been challenged by a lack of septic capacity and/or a lack of water supply <del>and, yet, over time, little progress was made.</del></p> <p><i>(continued on next page)</i></p>	30	<p><b>Make Change</b></p>

Comment	Page	Possible Approach
<p style="text-align: center;"><i>(continued from previous page)</i></p> <p><del>Then, as a result of the COVID pandemic in 2020, the federal government created the American Rescue Plan (ARPA) and funds were made available to local communities to invest in important projects.</del> At a Town Meeting <u>in October 2022</u>, New Fairfield residents decided to invest \$1.8M of <u>COVID-related federal funding from the American Rescue Plan Act (ARPA) (about 40% of the ARPA funds received by the Town)</u> into a detailed sewer study <del>and that study is in the process of being completed.</del> <u>However, at a Town Meeting in September 2024, residents voted to rescind any remaining unspent funding for sewers.</u></p> <p>The basic plan <del>is</del> <u>was</u> for a limited service area (Town Center, school sites, etc.) and a sewer capacity allocation based on existing zoning.</p> <p>The POCD <del>supports</del> <u>recommends the Town continue to evaluate the multi-year process of</u> extending sewers to and throughout the proposed area (shown above).</p> <p>While <del>the sewer</del> <u>any sewer system, if authorized</u>, will undoubtedly require some municipal funding (in addition to state and federal grants and loans), this investment in the Town Center <del>will</del> <u>could</u> pay dividends for years to come in terms of supporting economic development and the type of Center residents have indicated they want.</p>	30	<b>Make Change</b>
<p>9. Under “Appropriate Infrastructure”</p> <p>Utility services (<u>sewage</u>, water, electricity, etc.) should be available and of adequate capacity tp serve local needs</p>		<b>No Change</b>
<p>10. Policy B:</p> <p>Seek to extend sewer service to New Fairfield Center in order to support a vibrant, walkable, and pedestrian-friendly Town Center with a "sense of place."</p>	34	<b>No Change</b>  Says “seek to ...”
<p>11. Modify Action Step #1 as follows:</p> <p>1. <del>Complete the investigation of</del> <u>Continue to investigate</u> installing public water and sewer systems for a compact geographic area in order for more intensive economic development to occur in the Town Center area.</p>	35	<b>Make Change</b>

Comment	Page	Possible Approach
<b>4.0 OTHER STRATEGIES</b>		
<b>Promote Adequate Utility Infrastructure</b>		
<p>12. Modify “Sewage Collection / Treatment” as follows:</p> <p><u>Sewage Collection / Treatment</u> – The Town has been studying the <u>possibility of the</u> extension of sewer service from Danbury to New Fairfield Center to address septic limitations in the Town Center area (although, if approved, it will also serve school facilities). The discussion of sewers may be found in the Town Center section (page 30) of the POCD.</p> <p>Areas outside of the <u>planned possible</u> sewer service extension area are considered to be “sewer avoidance areas” and developments in these areas will be required to utilize on-site septic systems in compliance with the Health Code.</p>	64	<p><b>Make Change</b></p>
<p>13. Policy A:</p> <p>A. Seek to provide for a limited <u>sewage</u> disposal system in the Town Center area.</p>	28	<p><b>No Change</b></p>
<p>14. Modify Policy B as follows:</p> <p>B. Limit <u>any future</u> sewer service, <u>if authorized by residents</u>, to the general area identified in the POCD and as <u>may be</u> further designated and delineated by the Water Pollution Control Authority.</p>	67	<p><b>Make Change</b></p>
<p>15. Modify Action Step #1 as follows:</p> <p>1. <del>Finalize the</del> <u>Seek to finalize a</u> sewer feasibility study / design and the interlocal agreement with Danbury for the sewer allocation at their water pollution control facility.</p>	28	<p><b>Make Change</b></p>
<p>16. Action Step #2 as follows:</p> <p>2. Seek voter approval for construction of <del>the</del> <u>any future</u> sewer system.</p>	28	<p><b>No Change</b></p>
<p>17. Modify Action Step #3 as follows:</p> <p>3. Seek State and/or Federal funding assistance for construction of <del>the any</del> sewer system <u>authorized by residents</u>.</p>	28	<p><b>Make Change</b></p>
<b>5.0 CONCLUSION</b>		