



The Planning Commission

Town of New Fairfield
New Fairfield, Connecticut 06812

Regular Meeting Minutes

Regular Meeting Monday, June 24, 2019
New Fairfield Town Hall Conference Room
3 Brush Hill Rd, New Fairfield, CT 06812

Commissioners Present:

Ms. Cynthia Ross-Zweig, Chair
Mr. Ernie Lehman, Vice Chair
Mrs. Carolyn Rowan
Mr. Patrick Hearty

Commissioners Absent:

Mr. Cory Neumann

Alternates Present:

Mr. Greg Williams
Mr. Jeff Morrell

Alternates Absent:

None

Guests Present:

Mr. George Martignetti – Planning Commission Prospective Commissioner

Town Officials Present:

Mr. Evan G. White ZEO/FHO

Call to Order: 7:30 PM

Pledge of Allegiance

Appointment of Alternates:

Ernie Lehman motioned to elevate Gregg Williams to full voting member. Patrick Hearty seconded the motion. Vote: 4-0-0 (Motion approved)

Approval of January 28th Minutes

Ernie Lehman advises that January 28th meeting minutes were approved during February 25th meeting. Naomi Magoon will have these posted on the town website.

Approval of May 20th, 2019 Meeting Minutes

Ernie Lehman motioned to approve the May 20th meeting minutes. Gregg Williams seconded the motion. Vote 4-0-1 (Motion approved) (Patrick Hearty abstained)

Approval of February 25th, 2019 Meeting Minutes

Carol Rowan motioned to approve the February 25th meeting minutes. Ernie Lehman seconded the motion. Vote 4-0-1 (Motion approved) (Gregg Williams abstained)

Correspondence/Announcements

Cynthia Ross-Zweig advises the only correspondence received was the Planning Commission budget statement dated 5/30/2019. All attendees provided with the budget statement.

Carolyn Rowan requests to add a lighting study discussion to the July 22nd meeting agenda.

Cynthia Ross-Zweig advises she spoke to Attorney Slater and he was not able attend in time to do a training. He will probably be able to attend in July.

Public Comment

None

Old Business

Short Term Rentals – Amendment to Zoning Regulation under section 3.1.1(G)

Evan White ZEO advises Zoning decided to regulate and legalize short term rentals. A short term rental is defined by a one to six days rental term. People will have to register for a special permit without the public hearing and would have to abide by the conditions outlined. ZEO explained reasoning behind proposed changes that included owners on site, parking, fees for licensing, and insurance. Commissioners expressed concerns with enforcement and homeowners who are out of town.

Patrick Hearty motioned for positive referral with revisions to item two. Ernie Lehman seconded the motion. Vote 1-4-0 (Motion denied)

Regulation 7.1.1.2 - Improved Lots Not in Validated or Approved Subdivisions

Ernie Lehman motioned for a positive referral to regulation 7.1.1.2 with respect to the addition of the additional sentence: Only to the extent that such construction will not increase the nonconformity as it pertains to height, coverage, and setbacks. Gregg Williams seconded the motion. Vote 5-0-0 (Motion approved)

Discussion of Municipal Law Practice Group Update

Cynthia Ross-Zweig advised again that attorney Slater was unable to

New Business

Planning Commission Alternate Vacancy

George Martignetti introduces himself to the Planning Commission and would like to fill the alternate vacancy.

Ernie Lehman motioned to approve George Martignetti to fill the Alternate Vacancy spot on the Planning Commission. Patrick Hearty seconded the motion. Vote 5-0-0 (Motion approved)

Adjournment 8:37pm

Patrick Hearty motioned to adjourn the meeting at 8:37pm. Carol Rowan seconded the motion. Vote 5-0-0 (Motion approved)

JUL 08 2019

Received for Record

at 9:32 AM and recorded by

Pamela J. Dohan
Pamela J. Dohan, Town Clerk, New Fairfield, CT