



The Planning Commission

Town of New Fairfield
New Fairfield, Connecticut 06812

Regular Meeting Minutes

Regular Meeting Monday, October 28, 2019

New Fairfield Town Hall Conference Room

3 Brush Hill Rd, New Fairfield, CT 06812

Commissioners Present:

Ms. Cynthia Ross-Zweig, Chair

Mr. Cory Neumann

Mr. Jeff Morrell

Mr. Patrick Hearty

Commissioners Absent:

Mrs. Kirsten Bennett O'Rourke

Alternates Present:

Alternates Absent:

Mr. George F Martignetti

Mr. Keith Landa

Mr. Patrick Callahan

Guests Present:

Dr. Patricia Cosentino

Mr. Richard Sanzo

Town Officials Present:

Pat Del Monaco, First Selectman

Khris Hall, Selectman

Evan White, ZEO/FHO

Ed Sbordone, Treasurer

Call to Order: 7:30 PM

Pledge of Allegiance

Appointment of Alternates

No alternates were present.

Approval of October 28th, 2019 Meeting Minutes

Cory Neumann motioned to approve the October 28th meeting minutes. Patrick Hearty seconded the motion. Vote 4-0-0 (Motion approved)

Correspondence/Announcements

Cynthia advises the monthly budget shows balance of \$5,486.26 which includes monies for the lighting study. Payroll is \$2,539.51 so budget is on target.

Cynthia reviews email message from Eric Kist regarding permits.

Public Comment

None

Old Business

None

New Business

Commissioners review 2020 calendar and set meeting dates. All meetings fall on the 4th Monday of the month except for May which will be held on 5/18/20 to avoid the Memorial Day holiday. Patrick Hearty motioned to accept the dates given for 2020. Jeff Morrell seconded the motion. Vote 4-0-0 (Motion approved)

Amend Agenda

Cory Neumann motioned to amend agenda to read "8-23 Referral – Short Term Rentals". Patrick Hearty seconded the motion. Vote 4-0-0 (Motion approved)

8-23 Referral - Short Term Rentals – Amendment to Zoning Regulations under section 3.1.1(G)

Cynthia reviews the proposed amendments to Zoning Regulations under section 3.1.1(G) brought forth by Evan White ZEO. Evan White advises legal counsel was revisited to help sum up the proposed regulations and provides more details about the regulations. Cynthia states the commissions prior concern was item 2 which states property owner must be in residence or on the property or an abutting property. Evan White states that regular court action would be taken for non-compliance. Patrick Hearty advised given the prior discussions the new proposed regulations are fine. Cory Neumann motioned to recommend a positive 8-23 referral for Short Term Rentals – Amendment to Zoning Regulations. Patrick Hearty seconded the motion. Vote 4-0-0 (Motion approved)

8-24 Referral Request from BOS for Consolidated Early Learning Academy building project

Cynthia reminds the commissioners the time limit on an 8-24 referral request is 35 days. Richard Sanzo reviews the conceptual drawing for the proposed Consolidated Early Learning Academy on the campus of Meeting House Hill School. He also advises the PBC is in the process of hiring an architect and once the architect is on board, they would be going through approximately 12 to 18 months of design period to reach a final design and site layout. He stated any future design would remain on what is currently town owned property and would not interfere with the church property. Cynthia stated that typically when things come before the Planning Commission, they include plans. First Selectman Pat Del Monaco advised that the process is that the plans won't be available for 18 months. Patrick Hearty motioned to request a special meeting for a site walk of the proposed building site for Consolidated Early Learning Academy. Jeff Morrell seconded the motion. Vote 4-0-0 (Motion approved)

The commission set a date for a special meeting for a site walk on Saturday 11/30/2019 at 8am.

8-24 Referral Request from BOS for New Fairfield High School building project

Richard Sanzo reviews the conceptual drawing for the proposed New Fairfield High School building project. Cory Neumann motioned to grant a positive 8-24 referral to the Board of Selectman for the New Fairfield High School building project in the amount of \$84,220,000. Jeff Morrell seconded the motion. Vote 4-0-0 (Motion approved)

Standing Items

Subdivision update:

None

Lighting study update:

Patrick advised he and Cory met with Jane to discuss a lighting proposal and to have more illumination in the memorial field area. There was already a lighting plan (New Fairfield Beautification) that was put together in 1998, by Jane, and updated in 2005 for the sidewalks. Patrick advised he would like to review the plan from 1998 with the revision from 2005 as a first step. Two takeaways from meetings were a. relook at the plan from 1998 and b. what can be done to continue the lamp posts down the slope on the side of the library.

Adjournment 8:38pm

Cory Neumann motioned to adjourn the meeting at 8:38pm. Patrick Hearty seconded the motion. Vote 4-0-0 (Motion approved)

Received for Record DEC 09 2019
at 2:03 p.m. and recorded by
Pamela J. Dohan
Pamela J. Dohan, Town Clerk, New Fairfield, CT