



The Planning Commission

Town of New Fairfield
New Fairfield, Connecticut 06812

Regular Meeting Minutes

Regular Meeting Monday, May 20, 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. Cory Neumann

Commissioners Absent:

Patrick Hearty

Alternates Present:

Mr. Jeff Morrell
Mr. Greg Williams

Alternates Absent:

Guests Present:

Wayne Skelly – Owner D&S Builders

Town Officials Present:

Mr. Evan G. White ZEO/FHO

Call to Order: 7:33 PM

Pledge of Allegiance

Appointment of Alternates:

Ernie Lehman motioned to elevate Jeff Morrell to full voting member. Corey Neumann seconded the motion. Vote: 4-0-0 (Motion approved)

Approval of Minutes

Ms. Ross-Zweig asks that we pend the January 28th and February 25th minutes.

Correspondence/Announcements

First item from BOF is approved 2019/2020 fiscal year operating budget. We received \$3,000 towards a lighting study. We can begin to provide Erin Lacovo with requisitions for 2019/2020 purchase orders.

Next item received is Fiscal Year End Closing Procedures. Reminder to get in any requisitions and expenditures we have, before the calendar year ends on June 14th, 2019.

Next item is Petition to amend R-88 Set Backs – pend to New Business

Mr. Lehman made a motion to add two items to June 24th Planning Meeting Agenda from Zoning. Mr. Morrell seconds the motion. Items added to June 24th meeting agenda:

1. Short Term Rentals - Amendment to Zoning Regulations under Section 3.1.1(G)
2. Regulation 7.1.1.2 – Improved Lots Not in Validated or Approved Subdivisions

Next item has to do with updates to the Municipal Law from our land use attorney. Pend to New Business.

Public Comment

None

New Business

Zoning Petition dated April 8th, 2019, to bring R-88 front yard setbacks from 75ft to 50ft. (R-88 = two acre zone). Reason: To be in harmony with the surrounding towns two acre setbacks. As it is currently NF's R-88 setbacks are equal to the other towns three acre setbacks. Mr. Lehman calls attentions to the language used in the comment on the petition where it states "reduce **less** land disturbance". Ms. Ross-Zweig advises we can't change the application. Mrs. Rowan asks what surrounding towns? Mr. Wayne Skelly, for the record, on behalf of D&S Builders submits research done on surrounding towns setbacks: New Fairfield, Brookfield, Sherman, Danbury, and Ridgefield. Mr. Ernie Lehman motioned for a positive referral to the petition that would reduce the front yard setbacks from 75ft to 50ft. Mr. Corey Neumann seconded the motion. Vote 5-0-0 (Motion approved)

The next item is a letter dated March 22nd, 2019 from land use attorney Kenneth Slater providing the Municipal Law Practice Group Update. There have been changes to Municipal Law that relate to land use. The Board is advised to review the document and come to the next meeting (June 24th) for discussion. Added to agenda for June 24th meeting.

Addition to Agenda: Lot Line Revision Request for 28 Bear Mountain Road
Mrs. Carol Rowan makes a motion to amend the agenda to include under new business the lot line revision request for 28 Bear Mountain Rd. Mr. Ernie Lehman seconded the motion. Vote 5-0-0 (Motion approved)

Evan White requests to reverse parcel B with parcel A on map 3624 (previously approved by the board on February 25th, 2019 and recorded by Cynthia on March 21st. First request is to revise the error made on the map where #30 Bear Mountain Rd was left off the map. Second request is to reverse the lot lines back. Evan recuses himself due to conflict of land belonging to his family. Mr. Ernie Lehman makes a motion to approve the lot line revision request for 28 Bear Mountain Rd. Mrs. Carol Rowan seconded the motion. Vote 5-0-0 (Motion approved)

Old Business

Jeff Morrell asks about budget and traffic study. Carol Rowan also asks about traffic study and if we would have had time to rebid if past two meetings had been held. Cynthia advises traffic study request came in at \$15,000 which was way over the

approved budget of \$3,000. Several members inquire about using the \$3,000 for something else. Cynthia advises we would only be able to use the money for a traffic study because that is what it was given for. Discussion was should we ask to hold the money open? Jeff says they would likely need a purchase order aligned to any budget money in order to keep it open, and if we don't have that the money goes back to the general fund.

Adjournment 8:46pm

Mr. Ernie Lehman makes a motion to adjourn the meeting at 8:46pm. Mr. Jeff Morrell seconded the motion. Vote 5-0-0 (Motion approved)

Received for Record MAY 28 2019
at 2:10 m P M and recorded by
Pamela J. Dohan
Pamela J. Dohan, Town Clerk, New Fairfield, CT