



# The Planning Commission

Town of New Fairfield  
New Fairfield, CT 06812

## MINUTES

### **Planning Commission Regular Meeting**

**Monday, June 22, 2020**

**7:30 PM**

**Virtual meeting via Zoom**

#### **Members present via Zoom:**

Ms. Cynthia Ross-Zweig, Chairman

Mr. Patrick Hearty, Vice Chairman

Mr. Keith Landa, Alternate

Mr. Patrick Callahan, Alternate

#### **Members not present**

Mr. Jeff Morrell

Ms. Kirsten Bennet

Mr. Cory Neumann

Mr. George Martignetti, Alternate

#### **Town Officials Present via Zoom:**

Khris Hall, Selectman

Evan White, ZEO/FHO

**Call to Order** - Chairman Cynthia Ross-Zweig called the meeting to order at 7:30pm.

#### **Pledge of Allegiance**

**Appointments** – Cynthia Ross-Zweig made a motion to elevate Patrick Callahan to full voting member. Patrick Hearty seconded the motion. **Vote: 2-0-0 (Motion approved)**

Cynthia Ross-Zweig made a motion to elevate Keith Lanada to full voting member. Patrick Hearty seconded the motion. **Vote: 3-0-0 (Motion approved)**

**Approval of Minutes** – Patrick Hearty made a motion to approve the minutes from the special meeting on 4/15/2020. Keith Landa seconded the motion. **Vote: 4-0-0 (Motion approved)**

Patrick Callahan made a motion to approve the minutes from the meeting on 4/27/2020. Keith Landa seconded the motion. **Vote: 3-0-1 (Motion approved; Patrick Hearty abstained)**

Patrick Hearty made a motion to approve the minutes from the meeting on 5/18/2020. Patrick Callahan seconded the motion. **Vote: 4-0-0 (Motion approved)**

### **Correspondence and Announcements**

- Monthly budget documents from Feb, March, April, and May.
- Purchase order for the legal notice from the Town Tribune dated April 6<sup>th</sup>, 2020
- Memo dated 5/15/2020 from Finance Department regarding the fiscal year end closing procedure.
- Purchase order 6/15/2020 Didona Associates

**Public Comment** - None

**Old Business** – None

### **New Business**

- 8-24 Referral Request – Zoning Regulation Petition P-20-001. ZEO Evan White explained that the demand for in home generators has been high since the storm in 2018. Evan continued that this request is to put forth a regulation that mechanical equipment be behind the front plane of a house and at least 10ft off the rear and side property lines. This regulation incorporates pool equipment, propane tanks, the fuel systems to fuel the generators, as well as the generators.
  - Cynthia asked what happens to all the properties that are currently not in compliance? Evan stated that 99% of all applicants go through fuel companies who will do their due diligence and contact the town prior to installing. Evan continued that everyone he has spoken to thus far has been compliant with getting a permit, installing behind the front plane, and staying at least 10ft off the rear and side property lines. Evan then demonstrates for the commissioners what the front building plane is.
  - Keith Landa commented that these regulations will not be retroactive so if someone did have a nonconforming tank it would be grandfathered in.

**Vote on 8-24 Referral Request – Zoning Regulation Petition P-20-001, Amendment to Zoning Regulations under section 3.0.10, Mechanical Equipment** Patrick Callahan motioned to report a positive referral on Zoning amendment to Zoning Regulations under section 3.0.10, Mechanical Equipment. Keith Landa seconded the motion. **Vote 4-0-0 (Motion approved)**

- 8-24 Referral Request – Zoning Regulation Petition P-20-002. ZEO Evan White explained that in 2013 it was decided to allow residents up to 6 chickens or any animal in the chicken family, no roosters, on residential property. He stated the current referral request is to legalize the “town ordinance” that the zoning commission thought they were putting through with his predecessor in 2013.
  - Cynthia stated concern for existing homeowners that have more than 6 chickens and if they will be asked to get rid of their chickens.
  - Keith Landa stated to treat this as a proactive zoning regulation and that homeowners with more than 6 chickens could reduce through natural attrition. Keith asked for a specification on “chicken family”.
  - Evan clarifies ducks and guinea hen are in the chicken family.
  - Evan stated that this excludes a 490 registered farm.

**Vote on 8-24 Referral Request - Zoning Regulation Petition P-20-002, Proposed Regulation to be added under Section 3.1.3-Accessory Uses (K) Chickens**

Cynthia Ross-Zweig motioned to report a positive referral on Zoning Regulation Petition P-20-002, Proposed Regulation to be added under Section 3.1.3-Accessory Uses (K) Chickens with the following amendments: Going forward to allow for a maximum of six chickens, or a combination in the chicken family, no roosters. Those residents exceeding that amount will be allowed to reduce their population to the maximum of six through natural attrition. Keith Landa seconded the motion. **Vote 4-0-0 (Motion approved)**

**Standing Items**

- Lighting Study – Patrick Hearty stated the purchase order for Didona Associates was processed. He continued that Jane Didona was making some final photographs to provide a photogenic map. Patrick stated that the lighting direction would be down, not up or out. The footing estimate would be forth coming in the next couple days. Patrick confirmed that there is wiring underneath rt 37. Final draft of lighting proposal should be available for the next meeting.
- Subdivision Update – No update due to Kirsten Bennet’s absence. Cynthia stated that nothing had been received to date from town engineer or Joe Reilly which is why that agenda item was left off this meeting.

**Adjournment** – Patrick Hearty made a motion to adjourn the meeting at 8:20pm. Keith Landa seconded the motion. **Vote: 4-0-0 (Motion approved)**

Received by Email on 7/23/2020 @ 10:04 pm  
By Pamela J. Dohan, Town Clerk, New Fairfield