



The Planning Commission

Town of New Fairfield
New Fairfield, CT 06812

MINUTES

Planning Commission Regular Meeting

Monday, October 26th, 2020 7:30 PM

Virtual meeting via Zoom

Members present via Zoom

Ms. Cynthia Ross-Zweig, Chairman

Mr. Patrick Hearty, Vice Chairman

Mr. Cory Neumann

Mr. Keith Landa, Alternate

Mr. Patrick Callahan, Alternate

Mr. George Martignetti, Alternate

Members not present

Ms. Kirsten Bennett

Mr. Jeff Morrell

Call to Order – Chairman Cynthia Ross-Zweig called the meeting to order at 7:30p.m.

Pledge of Allegiance

Appointments – Patrick Hearty made a motion to elevate Keith Landa and Patrick Callahan to full voting members. Cory Neumann seconded the motion. **Vote 3-0-0 (Motion approved)**

Approval of Minutes – Keith Landa made a motion to approve the minutes from the regular meeting and the public hearings for Aberdeen Acres and Warren's Hill on 8/24/2020. Patrick Callahan seconded the motion. **Vote: 3-0-2 (Motion approved, Cory Neumann and Patrick Hearty abstained)**

Patrick Hearty made a motion to approve the minutes from the regular meeting and the public hearing for Warren's Hill on 9/28/2020. Patrick Callahan seconded the motion.

Vote: 3-0-2 (Motion approved, Cynthia Ross-Zweig and Cory Neumann abstained)

Correspondence and Announcements – Cynthia Ross-Zweig lists the correspondence received and request to pend them to the new business portion of the agenda.

- Request from Commission on Aging to be included on the agenda.
- Aberdeen Acres, 26 Bear Mountain Road – Letter from Town Engineer, Tony Iadarola
- Aberdeen Acres, 26 Bear Mountain Road – email from Attorney Neil Marcus

Public Comment – None

Old Business – None

New Business –

- Commission on Aging, Affordable elderly housing

- Anita Brown, Chair of the Housing subcommittee for the Commission on Aging, brought forth a request to consider and address the need for affordable elderly housing in New Fairfield.
- Maureen Solarino, Chair of the Commission on Aging, shared data from a July 2019 survey:
 - Response rate to survey was 19%
 - 51% of respondents could be eligible for tax relief on the income range of \$48,000-\$58,000.
 - 89% of respondents said they would be interested in affordable elderly housing
 - 91% of respondents said they would be in favor of affordable elderly housing, even if they did not need it themselves
- Kathy Hull, Senior Center Director, stated there is a need for elderly housing rentals in New Fairfield where residents would be eligible for assistance with the rent. She shared that she frequently gets calls asking about affordable elderly housing in New Fairfield and she must refer callers to other towns.
- Cynthia Ross-Zweig stated the first step would be to have it in the POCD (Plan of Conservation and Development). She continued there is a reference to affordable housing in the POCD.
- The Planning Commissioners had a brief discussion about the proposal. They agreed there is a demand for affordable elderly housing and it would be an important and positive addition to the town.
- Cynthia Ross-Zweig asked for volunteers from the Commission on Aging to look through the POCD and land use records for possible locations for affordable elderly housing.

- 26 Bear Mountain Rd. – Waiver request to exceed the maximum allowed 12% for the common driveway grade

- Tony Iadarola, Town Engineer, advised the applicant presented a revised plan that fits in better with the existing topography and he would recommend that the Planning Commission approve the waiver request.
- Patrick Hearty advised the Commission that the applicant followed all the requests that Mr. Iadarola had at the previous meeting.

Patrick Hearty made a motion to grant a waiver of the slope requirement of section 4.06 3.c of the Subdivision Regulations as requested for Aberdeen Acres Subdivision, 26 Bear Mountain Road as a modification of the approval of August 24, 2020 to allow a driveway to be constructed at a grade not to exceed 13.7% slope as shown on the drawings submitted to and approved by Antonio Iadolrola, PE, Town Engineer in a letter dated Oct. 25, 2020 subject to the 12 requirements outlined therein as conditions of this waiver; the Commission having found that the request and the letter from the Town Engineer form the basis for making the findings set forth in Sec.7.03 2.a.-e. of the Regulations. Keith Landa seconded the motion. **Vote: 5-0-0 (Motion approved)**

Standing Items

- Lighting Study – Patrick Hearty requested Cynthia Ross-Zweig sign the invoice for Didona Associates that was approved at a previous meeting and return it to finance for payment. Cynthia Ross-Zweig stated the next step would be to present to the Lighting Study to the Board of Selectman. Patrick Hearty and Patrick Callahan agreed to work together on the presentation.
- Subdivision Update – No update provided due to Kirsten’s absence.

Adjournment – Patrick Hearty made a motion to adjourn the meeting at 8:13p.m. Keith Landa seconded the motion. **Vote: 5-0-0 (Motion approved)**

Received by Email on 11/7/2020 @ 12:14 pm
by Pamela J. Dohan, Town Clerk, New Fairfield