



**Town of New Fairfield
Planning Commission
4 Brush Hill Road
New Fairfield, CT 06812**

MINUTES

Monday, November 23, 2020 at 7:30 p.m.

Virtual Venue/Meeting Access:

Web: <http://zoom.us/j/94792000116>

Dial-In: 929-205-6099 Meeting ID: 947 9200 0116

Members Present: Cynthia Ross-Zweig (Chair), Patrick Hearty (Vice Chair), Kirsten Bennett, Cory Neumann, Jeff Morrell, Pat Callahan (Alternate), Keith Landa (Alternate)

Members not Present: George Martignetti (Alternate)

Others Present:

New Fairfield Network Administrator: Paul Gouveia

Commission on Aging: Anita Brown

Call to order

Paul Gouveia explained the rules and procedures for virtual meetings.

Chairman Cynthia Ross-Zweig called the meeting to order at 7:32 p.m.

Pledge of Allegiance

Appointments - None

Approval of Minutes – Patrick Hearty made a motion to approve the minutes from the regular meeting on 10/26/2020. Cory Neumann seconded the motion.

Vote: 3-0-2 (Motion approved, Kirsten Bennett and Jeff Morrell abstained)

Correspondence and Announcements – Cynthia Ross-Zweig stated Ed Sbordone had requested the annual budget for the 2021 term.

Patrick Hearty made a motion to amend the agenda to add discussion of the 2021 budget under new business for the Planning Commission of the Town of New Fairfield. Jeff Morrell seconded the motion. **Vote: 4-0-0 (Motion approved)**

Public Comment – Thomas Reily, resident of New Fairfield, commented on the renewed efforts of the Commission of the Aging to place elderly housing on the property between Rita Drive and Meeting House Hill School. He stated that there is substantial opposition within the Rita Drive community. He stated his issue is that several properties would be impacted and unable to expand if the elderly housing was placed on the parcel of land between Rita Drive and Meeting House Hill School.

Old Business – Anita Brown from Commission on the Aging, stated that several members from the commission on aging have volunteered to explore options for affordable elderly housing. She stated that the housing summary from the 2013 POCD supported affordable elderly housing. In response to Mr. Reily’s public comment she noted that there is no specific property in mind for the housing. The commission on aging is just trying to start a dialog with the town to get the ball rolling on the needs that are present for elderly housing. Anita asked for direction from Ms. Ross-Zweig on the next steps in the process. Ms. Ross-Zweig responded that the Planning Commission would be receptive to looking at affordable elderly housing but would need a location and scope to be able to determine if it met the land use and statutory guidelines set forth for such a dwelling.

New Business –

- **2021 Meeting Calendar**

Commissioners reviewed and discussed the 2021 meeting calendar and location.

Commissioners agree to move December meeting to 12/20/2021, and the location of meetings will continue at the Town Hall conference room.

Patrick Hearty made a motion to accept the dates and location set forth by Ms. Ross-Zweig.

Jeff Morrell seconded the motion. **Vote: 5-0-0 (Motion approved)**

- **2021 Planning Commission Budget**

Commissioners discussed both the budget from 2020 and the budget for 2021.

Patrick Hearty made a motion to submit a proposed budget that includes \$3,000 for additional walkway, lighting, or improvement studies to benefit the town, in addition to the regular budget for payroll and other expenses. Kirsten Bennett seconded the motion.

Vote 5-0-0 (Motion approved)

Standing Items

- **Lighting Study** – Patrick Hearty stated he intended to present the lighting study to the board of selectman at their January 2021 meeting. Jeff Morrell stated he observed that the power for the Town Hall is over the ground, which means that no digging under the state road would be required. He also noted that Eversource has a reasonable set flat fee for installing lights when there is an existing pole in place.
- **Subdivision Update** – Kiersten noted the following updates were provided by Wayne Skelly on Barn Brook Estates: Phase one included three lots which have all been built and sold. Phase two has eight lots; two lots sold, two lots built and up for sale, one is under construction, and the remaining two are expected to go to contract in the next couple of weeks.

Cynthia Ross-Zweig asked Keith Landa to provide an update on the by laws at the next meeting in December.

Adjournment – Patrick Hearty made a motion to adjourn the meeting at 8:20p.m. Jeff Morrell seconded the motion. **Vote: 5-0-0 (Motion approved)**