

Fairfield Hills Master Plan Review Committee Motions

**The Fairfield Hills Master Plan Review Committee held a Meeting on July 11, 2019
In the Parks & Rec meeting room, 3 Main Street, Newtown CT 06470**

Minutes to follow.

Present: Deborra Zukowski, Gary MacRae, Robert Rau, Doug Smith (left 9:20 p.m.), Chandravir Ahuja, Rob Sherwood, Bryan Roth, Jeffery Jorgensen, Bob Bowen, Neil Chaudhary (arrived 7:26 p.m.)

Absent: Public Attendance: , John Boccuzzi – 57 Queen St., Kinga Walsh – 21 Horseshoe Ridge Rd., Ned Simpson – 42 Watkins Dr., John Nickerson – 14 Sweet Meadow Rd

Also Present: Dan Rosenthal – First Selectman, Ross Carley – FHA Chair, Wes Thompson – EDC Chair, Christal Prezler – Deputy Director of Economic & Community Development

The meeting was called to order at 7:04 p.m.

Approval of Minutes

Chand Ahuja motioned to approve the minutes from June 12, 2019. Mr. Chaudhary seconded the motion. All were in favor and the minutes were approved.

Old Business

Prepare recommendations: Housing

Gary MacRae motioned to propose that housing limited to the footprint of existing buildings be added as an approved use to the Fairfield Hills Master Plan. Bob Rau seconded.

2 in favor	Gary MacRae, Bob Rau
7 opposed	Deborra Zukowski, Doug Smith, Chandravir Ahuja, Rob Sherwood, Bryan Roth, Jeffery Jorgensen, Bob Bowen, Neil Chaudhary
1 abstention	Rob Sherwood

Deb handed the meeting over to Neil and motioned that the Committee make a recommendation that the Fairfield Hills Master Plan be modified to allow commercial proposals that include a housing component provided that the proposal is for no more than 2 buildings and that the commercial component adheres the vision for the property. Bryan Roth seconded. Vote passed with all in favor.

Prepare recommendations: Vision

Deb read the existing Vision to members. The group discussed whether or not housing had to be added to the vision. The group agreed that housing did not specifically need to be added.

Neil Chaudhary motioned to keep the vision as is. Gary MacRae seconded. All in favor.

Prepare recommendations: Buildings

Deb asked for a motion to add assisted living to the Master Plan.

Chand Ahuja motioned that assisted living be added as an approved use to the Master Plan. Bob Bowen seconded. All in favor.

Deb asked for a motion to out of the Field table move Cochran to the “Buildings Targeted for Private Commercial / Non-profit Use” table.

Chand Ahuja motioned that Cochran be moved out of the “Buildings Targeted for Recreational Fields” table and into the “Buildings Targeted for Private Commercial / Non-profit Use” table. Rob Sherwood seconded.

7 in favor	Deb Zukowski, Gary MacRae, Robert Rau, Chand Ahuja, Rob Sherwood, Bryan Roth, Bob Bowen
1 opposed	Neil Chaudhary
1 abstained	Jeff Jorgensen

Neil motioned to recommend that buildings with no potential be razed as soon as possible. Bob Bowen seconded. All in favor.

Chair Deb Zukowski handed the meeting back over to Vice Chair Neil Chaudhary and made a motion that the Committee recommend the Town undertake a site use overlay plan to provide better guidance for potential development of existing buildings. Bob Bowen seconded. All in favor.

Adjournment:

Jeff Jorgensen motioned to adjourn the meeting. Bryan Roth seconded. All were in favor and the meeting was adjourned at 10:35 p.m.

*Respectfully submitted,
Kim Chiappetta, clerk*