



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

MINUTES

Monday, February 22, 2021 at 7:30 p.m.

Virtual Venue/Meeting Access:

Web: <http://zoom.us/j/91832974185>

Dial-In: 929-205-6099 Meeting ID: 918 3297 4185

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

Members not Present: Patrick Hearty (Vice Chair), Cory Neumann, George Martignetti (Alternate)

Call to order

Network administrator 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

Jeff Morrell made a motion to elevate Keith Landa to full voting member. Kirsten Bennett seconded the motion. **Vote: 3-0-0 (Motion approved)**

Kirsten Bennett made a motion to elevate Pat Callahan to full voting member. Keith Landa seconded the motion. **Vote: 4-0-0 (Motion approved)**

Approval of Minutes

Kirsten Bennett made a motion to approve the minutes from the regular meeting on 1/25/2021. Keith Landa seconded the motion. **Vote: 3-0-2 (Motion approved, Jeff Morrell and Keith Landa abstained)**

Correspondence and Announcements

Cynthia Ross-Zweig stated the commission received two applications and a budget update that will be discussed later in the agenda.

Amendment to Agenda

Keith Landa made a motion to add budget update under the standing items after the subdivision update. Patrick Callahan seconded the motion. **Vote: 5-0-0 (Motion approved)**

Public Comment

Old Business

Lot Line Revision

A lot line revision request for 11 Alpine Rd. was received Friday, January 22nd. The well for the home on 11A is on lot 11B. The lot line revision request is a correction so that the well on 11B will now be on the

property it services 11A. It was noted that zoning had reviewed the application. There was a brief discussion about the application.

Pat Callahan made a motion to approve the application for a lot line revision for 11 Alpine Rd. Kirsten Bennett seconded the motion. **Vote: 5-0-0 (Motion approved)**

Bylaw Update

Keith Landa stated he did a thorough review of the bylaws. There were no major issues found. The commission reviewed and discussed some areas for minor updates. Keith stated he would share notes on the areas identified for updated. Keith clarified that items to be amended would have to be announced at one meeting and then voted on at the next meeting. Commissioners thanked Keith for his time and effort on the review of the bylaws.

New Business

Rock Ridge Resubdivision Application – Lot 8-9 Rock Ridge Court

Commissioners reviewed and discussed the resubdivision application. Cynthia Ross-Zweig noted that the application and maps were sent to the town engineer for review. The applicant, Mr. Gary Mead, stated that his application was approved by Inland/ Wetlands.

Kirsten Bennett made a motion to accept the application and noted page 18 includes a permit issued by Inland/ Wetlands that is good through 1/19/2026. Commissioners set an inspections date for March 6th at 9:00am. Keith Landa seconded the motion. **Vote: 5-0-0 (Motion approved)**

Keith Landa made a motion to open the public hearing on the resubdivision application for 19 Rock Ridge Court for the next regular scheduled Planning Commission meeting on March 22, at 7:30pm. Jeff Morrell seconded the motion. **Vote: 5-0-0 (Motion approved)**

Standing Items

Lighting Study

Cynthia Ross-Zweig stated an estimate of approximately \$2,500.00 was received from one company for the work.

Subdivision Update

Kirsten Bennett stated there were no changes since the last meeting. She noted Jeff Morrell will be working with her on the subdivision log.

Budget Update

The commissioners discussed a request from the budget hearing to include a carryover of any unused funds in this year's budget in case the cost for the lighting work is higher than what is expected. Commissioners agreed to ask to retain the monies with the understanding that any unused funds will revert to the town.

Adjournment

Kirsten Bennett 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 2/22/2021 @ 9:54 pm
by Pamela J. Dohan, Town Clerk, New Fairfield**