



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

MINUTES

**Monday, April 26, 2021 at 7:30 p.m.
Virtual meeting via Zoom**

Members Present: Cynthia Ross-Zweig (Chair), Jeff Morrell, Cory Neumann, Keith Landa (Alternate)

Members not Present: Patrick Hearty (Vice Chair), Kirsten Bennett, Patrick Callahan, 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 7:33 p.m.

Pledge of Allegiance

Appointments

Jeff Morrell made a motion to elevate Keith Landa to full voting member. Cynthia Ross Zweig seconded the motion. **Vote: 2-0-0 (Motion approved)**

Correspondence and Announcements

Cynthia Ross-Zweig stated the treasurer verified that monies were received for the lot line revision on last months agenda and Rock Ridge resubdivision. Also received were the detailed expenditure status report and the monthly budget through March 2021.

Approval of Minutes

Keith Landa made a motion to approve the minutes from the regular meeting on 3/22/2021. Cynthia Ross Zweig seconded the motion. **Vote: 2-0-1 (Motion approved, Jeff Morrell abstained)**

Public Comment: None

Old Business: None

New Business

Application – Resubdivision of lot 12 Barn Brook Estates III, Barn Brook Drive, Applicant Hearth Home Builders, LLC c/o William Ditullio – Cynthia Ross Zweig read through the application noting that many items were listed as pending. The engineer representing Hearth Home Builders, Mr. Mazzucco, stated that this is a resubdivision of lot 12, its an R88 zone, it will be divided in to six lots, and there will be a new 950ft road called Farview Drive. Mr. Mazzucco proceeded reviewing the plans for the resubdivision.

Commissioner Keith Landa asked if the road had been staked yet? Mr. Mazzucco stated the road would be staked by Friday May 14th. Commissioners discussed timing for a site walk.

Keith Landa made a motion to accept the application. Jeff Morrell seconded the motion. **Vote 3-0-1 (Motion approved, Cory Neumann abstained)**

Keith Landa made a motion to set the public hearing for May 24, 2021. Jeff Morrell seconded the motion. **Vote 3-0-1 (Motion approved, Cory Neumann abstained)**

Commissioners tentatively scheduled a site walk for 5/15 at 10am.

Public Hearing – 19 Rock Ridge Resubdivision Application – Lot 8-9 Rock Ridge Court

Jeff Morrell made a motion to reopen the public hearing for 19 Rock Ridge Rd. Keith Landa seconded the motion. **Vote: 4-0-0 (Motion approved)**

Cynthia Ross Zweig noted that the report from the Town Engineer had been received and proceeded to review the report with the commissioners. Mr. Mead was in attendance and reviewed the site plan and provided comments to the town engineer’s review. Mr. Mead also noted he provided a letter in response to the town engineers comments. Mrs. Ross Zweig reviewed the hearing requirements with the attendees. The applicant, Mr. Mead, requested an extension of 30 days.

Keith Landa made a motion to accept the 30-day extension requested by Mr. Mead. Cory Neumann seconded the motion. **Vote 4-0-0 (Motion approved)**

Standing Items

Lighting Study - None

Subdivision Update - None

Adjournment

Keith Landa made a motion to adjourn the meeting at 8:33p.m. Cory Neumann seconded the motion. **Vote: 4-0-0 (Motion approved)**

Received by Email on 5/18/2021 @ 12:27 pm
by Pamela J. Dohan, Town Clerk, New Fairfield