



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

MINUTES

**Monday, May 24, 2021 at 7:30 p.m.
Virtual meeting via Zoom**

Members Present: Cynthia Ross-Zweig (Chair), Patrick Hearty (Vice Chair), Kirsten Bennett, Keith Landa (Alternate)

Members not Present: Jeff Morrell, Cory Neumann, Patrick Callahan (Alternate), 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 7:31 p.m.

Pledge of Allegiance

Appointments

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

Approval of Minutes

Patrick Hearty made a motion to approve the minutes from the regular meeting on 2/22/2021. Kirsten Bennett seconded the motion. **Vote: 4-0-0 (Motion approved)**

Keith Landa made a motion to approve the minutes from the regular meeting on 4/26/2021. Cynthia Ross-Zweig seconded the motion. **Vote: 2-0-2 (Kirsten Bennett and Patrick Hearty abstained, item pended to the June meeting)**

Correspondence and Announcements

Cynthia Ross-Zweig stated she received an invoice from the Town Tribune for \$24.85 that will be sent to the finance department for payment. A memorandum from the Finance department was received advising of the end of fiscal year closing procedures. All invoices must be submitted prior to June 11th. Other items received pertain to items on the agenda and will be addressed when those agenda items are discussed.

Public Comment: None

Old Business:

- Public Hearing Continued, 19 Rock Ridge Court, lot 8-9, New Fairfield – Mr. Antonio Iadarola, Town Engineer, stated he met with Mr. Mead, the applicant to discuss the technical aspects of his recommendation as well as the bonding amount. He noted they were not able to resolve the issues discussed.

Mr. Mead commented that he agreed with most of Mr. Iadarola's recommendations, except for the drainage issues. Mr. Mead stated he is following the storm water management the town has with the DEP. Mr. Mead noted that he is willing to extend the bond up to a year to ensure any issues that arise would be covered.

Members discussed the recommendations from the town engineer and the conditions that Mr. Mead is proposing.

Partick Hearty made a motion to approve the resubdivision application subject to the town engineer's recommendations and bonding amount.

Keith Landa requested to review the actual text of the items in question for further review and discussion. Members reviewed the letter from Mr. Iadarola and items needing resolution.

Patrick Hearty made a motion to withdraw his prior motion. Cynthia Ross-Zweig seconded the motion. **Vote: 4-0-0 (Motion approved)**

Patrick Hearty made a motion to reopen the public hearing. Keith Landa seconded the motion. **Vote: 4-0-0 (Motion approved)**

Mrs. Ross-Zweig opened the hearing for public comment. Hearing none she invited Mr. Mead to continue his comments to Mr. Iadarola's recommendations. Members continued to discuss options for approval of this application.

Keith Landa made a motion to approve the resubdivision request subject to the recommendations of the town engineer. Patrick Hearty seconded the motion. **Vote: 3-1-0 (Motion approved, Kirsten Bennett voted no)**

New Business

- Public Hearing, Barn Brook Estates III, Resubdivision of lot 12, Barn Brook Drive, Applicant Hearth Home Builders, LLC c/o William Ditullio.

Patrick Hearty made a motion to open the public hearing for Barn Brook Estates III. Keith Landa seconded the motion. **Vote: 4-0-0 (Motion approved)**

Mr. Mazzucco represents the applicant and presented the plans for Barn Brook phase III. There was brief discussion among members and the town engineer.

Mrs. Ross-Zweig opened the hearing for public comment.

Patrick Hearty made a motion to continue the public hearing at the next regular meeting on June 28th. Kirsten Bennett seconded the motion. **Vote: 4-0-0 (Motion approved)**

Standing Items

- **Lighting Study** – Patrick Hearty stated he is waiting for written approval from Patty Motta.
- **Subdivision Update** – Kirsten Bennett stated the subdivision log had been updated and sent to commissioners prior to the meeting.

Adjournment

Keith Landa made a motion to adjourn the meeting at 8:56p.m. Patrick Hearty seconded the motion.

Vote: 4-0-0 (Motion approved)

Received by Email on 5/25/2021 @ 12:47 pm
by Holly Z Smith, Asst. Town Clerk, New Fairfield