



The Planning Commission

Town of New Fairfield

New Fairfield, CT 06812

MINUTES

Regular Meeting

Monday May 22, 2018

Town Hall Conference Room

4 Brush Hill Road

New Fairfield, CT 06812

7:30 pm

Commissioners Present: Ms. Cynthia Ross-Zweig – Chair
Mr. Ernie Lehman – Vice Chair
Mr. Peter Greco
Mr. Cory Neumann

Commissioners Absent: Mr. Patrick Hearty

Alternates Present: Mrs. Carolyn Rowan
Mr. Gregory Williams

Alternates Absent: Mr. Jeff Morrell

Guests Present: Mr. Wayne Skelly

Call to Order: 7:30 pm

Pledge of Allegiance

Elevation of Alternates

Mr. Lehman motioned to elevate Carolyn Rowan, Mr. Greco seconded the motion. **Vote 4-0-0 (Motion Approved)**

Approval of Minutes

Mr. Greco motioned to approve, Ms. Ross-Zweig seconded the motion. **Vote 3-0-2 (Motion Approved)**

Correspondence/Announcements

Ms. Ross-Zweig advised we have received our monthly budget summary and our balance is \$2,236.05. Our last expenditures were legal notices.

Ms. Ross-Zweig advised we received a memorandum from Ed Sbordone, Finance Director, that our 2018-19 budget was approved and the additional \$3,000 we requested for updating the POCD, specifically to do with traffic study, was approved. Ms. Ross-Zweig advised that the next step towards the traffic study is to engage the vendor who performs them. A requisition form and instructions for its use were also included

A second memorandum from Mr. Sbordone was received detailing the fiscal year-end closing procedures. Ms. Ross-Zweig advised the only outstanding item from Planning is likely the fee to attorney Slater for the workshop. She will contact his office to request the invoice for submission.

A letter was received from Mr. Danny Lynch of Peralta Street. This letter is identical to a letter previously received, except the date has been changed. Ms. Ross-Zweig advised she attempted to contact Mr. Lynch at the phone number provided based upon the previous letter but the voicemail was for someone else. Ms. Ross-Zweig advised she will send an email to the listed address but noted that the commission is not aware of any such project as referenced in the letter.

Public Comment

Mrs. Rowan asked if the planning commission has any mandate to take action in response to the storm damage. Ms. Ross-Zweig advised we do not unless some special appointment with a temporary mandate was made. Otherwise our only possible action would be to update the POCD with new goals based off of our experiences with the storm.

Old Business

Barn Bridge Estates – Ms. Ross-Zweig advised we received a letter from Wayne Skelly on behalf of Hearth Home Estates LLC, developer for Barn Bridge Estates. It requests a reduction in bonds for phase 1 & 2 due to the situation with regard to the plantings for the detention basin (phase 1) as well as the plantings and fencing around the detention basin (phase 2). Two enclosure letters from Tim Simpkins, Environmental Enforcement Officer, were included supporting Mr. Skelly's request. Ms. Ross-Zweig asked if an inspection by Antonio Iadarola had been conducted as well, because we do not have evidence of that having been done. Mr. Skelly indicated his understanding was that it had been, based upon a prior conversation with Mr. Iadarola. Ms. Ross-Zweig asked that a letter from Mr. Iadarola be provided indicating he had inspected the site(s) and supporting the reduction in bonds.

Town Water System – Ms. Ross-Zweig advised we received a notice that someone would be coming before us today to discuss an A24 referral related to the town water system and Aquarion. No one else is present and no written information has been received so we are not able to take any action or have any discussion.

Open Subdivision Log – Mrs. Rowan updates/keeps this log, the only open subdivisions are Quail Ridge (102 Shortwoods) and Barn Bridge Estates. Quail Ridge information was added to the log for the first time now that the subdivision is approved/active.

POCD Update Workshop – Ms. Ross-Zweig advised that the First Selectman’s office suggested several dates for the workshop, all coincided with the Selectman’s meetings – 5/24, 6/28, 7/12, 7/26, 8/9, 8/23. The commissioners discussed and agreed to respond and suggest 7/26 and 8/23 were most attractive. In the context of this workshop the commissioners discussed possible goals to suggest as a result of what we’ve experienced with the recent storms. Most notably Mrs. Rowan brought up the possibility of an alternate shelter to the High School.

PC Secretary Search – Mr. Lehman advised that he and Ms. Ross-Zweig have conducted a series of interviews and identified two promising candidates. Of those two, the most promising one we are attempting to hire. The candidate is starting the HR process required and provided they complete it successfully they will be hired.

Adjournment

Mr. Lehman motioned to adjourn the meeting at 8:39pm. Mr. Greco seconded the motion.

Vote 5-0-0 (Motion Approved)

Respectfully Submitted,

Gregory E. Williams

Received for Record MAY 22 2018
at 12 h 20 m P M and recorded by
Pamela J. Dohan
Pamela J. Dohan, Town Clerk, New Fairfield, CT