



# The Planning Commission

Town of New Fairfield

New Fairfield, Connecticut 06812

## MINUTES

### Regular Meeting

Monday, September 25, 2017

Town Hall Conference Room

4 Brush Hill Road

New Fairfield, CT 06812

**Commissioners Present:** Ms. Cynthia Ross-Zweig, Chair  
Ms. Lisa Deldin, Vice Chair  
Ms. Kirsten Bennett-O'Rourke  
Mr. Ernie Lehman  
Mr. Peter Greco

**Commissioners Absent:** None

**Alternates Present:** Ms. Olga Nanocchio

**Alternates Absent:** Mr. Louis Giannini  
Mr. Paul Bruno

**Guests Present:** Mr. Joseph Reilly  
Mr. Ralph Gallagher

**Town Officials Present:** None

**Call to Order: 7:30 pm**

**Pledge of Allegiance**

### APPROVAL OF MINUTES

Lisa Deldin made a motion to accept the minutes of the August 28, 2017 Meeting.  
Kirsten Bennett-O'Rourke seconded the motion.

**Vote: 4-0-1 (Motion Approved)**

### CORRESPONDENCE & ANNOUNCEMENTS

Cynthia Ross-Zweig read an email from Evan White requesting an item be added to the Planning Meeting.

Dear Planning Commission,

The New Fairfield Zoning Commission would like to request a (Connecticut General State Statute 8-3a(b)) Referral from the New Fairfield Planning Commission with the following Zone Change application. If you could please have this added to tonight's Agenda, I would greatly appreciate it. Zone Change Petition P-17-002 for #64, #66, #68, & #70 State Route 37; applicant Camillo M. Santomero,

Thanks,

Evan White

Budget from Finance of what has been spent to date

### **AMEND AGENDA**

Ernie Lehman made a motion to add the zoning change to the agenda per Evan White's request. Lisa Deldin seconded the motion.

Vote: 4-0-1 (Motion Approved)

\*Note: After vote was taken Kirsten Bennett-O'Rourke requested to change her vote from abstention to against but the vote could not be changed as it was recorded.

### **PUBLIC COMMENTS**

None

### **OLD BUSINESS**

Cynthia Ross-Zweig read a letter from Tony Iadarola, Town Engineer in regards to the Resubdivision of Quail Ridge, 102 Shortwoods Rd.

Dear Chairman and Commission Members:

I have reviewed the latest drawings dated 5/13/17 and revised 9/20/17, and I have reviewed the bond estimate all prepared by R.J. Gallagher Jr. for the construction of the Common Driveway and Public Improvements. I have also reviewed the latest Re-subdivision plan prepared by PAH, Inc. dated 3/1/17 revised 9/20/17.

Should the commission choose to approve this subdivision, I would recommend a bond be set for \$200,000.00. In addition, the developer must construct the common driveway to all Town applicable regulations and must call for inspections during the construction of driveway. All proposed retaining walls must be designed by a licensed structural engineer and must be submitted for approval prior to construction. If you have any questions or concerns, please contact me.

Sincerely,

Tony Iadarola, P.E.

Ralph Gallagher spoke about the revised changes in the resubdivision plan. Minor changes of driveway and parking spaces.

Ernie Lehman made a motion to close the public hearing for Resubdivision of Quail Ridge 102 Shortwoods Road. Peter Greco seconded the motion.

Vote: 5-0-0 (Motion Approved)

Cynthia Ross Zweig made a motion to approve the Resubdivision of Quail Ridge 102 Shortwoods Road. Kirsten Bennett-O'Rourke seconded the motion.

Vote: 5-0-0 (Motion Approved)

Cynthia Ross-Zweig read the proposed motion.

I hereby move that the Town of New Fairfield Planning Commission approve the resubdivision of Quail Ridge as provided in the resubdivision plan prepared by PAH, Inc. dated March 1, 2017 as revised to September 20, 2017 (and any other applicable plans), such approval to be subject to the following conditions which shall each be deemed to be integral to the approval of the application:

1. The developer shall provide a financial guarantee in accordance with Conn. Gen. Sta. 8-26(d) in a form acceptable to the commission and it by letter of credit from a financial institution or entity acceptable to the commission, for the completion of construction of the common driveway and the public improvements for the Quail Ridge resubdivision in the amount of Two Hundred Thousand and 00/100 (\$200,000.00) Dollars in accordance with a letter to the Planning Commission from Tony Iadarola, P.E., dated September 22, 2017.
2. The developer must construct the common driveway in compliance with all applicable town regulations, including regular inspections during the construction of the common driveway.
3. All proposed retaining walls must be designed by a structural engineer licensed by the State of Connecticut and that plans for such retaining walls must be submitted to the town engineer for approval prior to construction.
4. (any other conditions)

### **NEW BUSINESS**

The Planning Commission reviewed the application and maps for the referral of the zone change petition P-17-002 for #64, #66, #68, & #70. The information provided was inadequate to make a decision at this time.

Kirsten Bennett-O'Rourke made a motion to postpone the vote of the zone change until next meeting due to lack of information from applicant. Lisa Deldin seconded the motion.

Vote: 5-0-0 (Motion Approved)

Kirsten Bennett-O'Rourke made a motion to change the location of the October Meeting to a larger venue. Peter Greco seconded the motion.

Vote: 5-0-0 (Motion Approved)

### **STANDING ITEMS**

Plan of Conservation Development Town Commissions and Goals Update: Cynthia Ross-Zweig will make a request to meet with the Board of Education.

### **ADJOURNMENT**

Kirsten Bennett-O'Rourke made a motion to adjourn the meeting at 8:20pm. Peter Greco seconded the motion.

Vote: 5-0-0 (Motion approved)

Respectfully submitted,

Alison P. Lawlor