

THE PLANNING COMMISSION

Regular Meeting
Monday, May 22, 2017
Town Hall Conference Room
4 Brush Hill Road

Commissioners Present:

Ms. Cynthia Ross-Zweig
Ms Lisa Deldin
Ms Kirsten Bennett O'Rourke
Mr. Peter Greco
Mr. Ernie Lehman

Commissioners Absent

Alternates Present

Alternates Absent

Mr. Louis Gianniti
Ms. Olga Nanocchio

1. **Meeting Called to Order: 7:38 pm**
2. **Pledge of Allegiance**
3. **Appointment of Alternates**
4. **Approval of April 24, 2017 Regular Meeting Minutes: To be presented at next meeting**
5. **Correspondence/Communications:**
 - Ms. Cynthia Ross-Zweig informed the Commission that there \$1520.91 remaining if this fiscal year budget. The approved Budget for the year 2017-2018 is \$3074. The Planning Commission does not foresee any added Project Expense that it needs to report to the Town.
 - Letter to the Town of New Fairfield, from FEMA Dated April 24, 2017
 - Ms. Cynthia Ross-Zweig read the Proposed amendment to the Zoning Regulation
 - i. Fiscal Year End Closing Period dated March 22, 2017 from Ed Sbordonio, Finance Director
 - Motion by Ms Lisa Deldin and seconded by Mr. Ernie Lehman to add the Quail Ridge Submission Application to the New Business Agenda. Vote was unanimous.
6. **Old Business:** None
7. **New Business:**

- **Application for Lot Line Revisions – 144 and 146 Lake Drive south**
144 and 146 Lake Drive south consist of 3 parcels of land. All three parcels of land are owned by the same individual. The client believes that the Planning Commission has no jurisdiction in the change that he is requiring. The Planning Commissioner will contact the Planning Commission attorney to determine if the client is correct. If he is not then the Planning Commission needs a letter from the Zoning Board of Appeals, Wetlands and a letter approving the septic from the Health Department. The result will be the elimination of one home and its associated septic system. The Planning Commission will like to see the letter of understanding from First light on the agreement with regards to the elimination of one home, removal of the associated septic system and permission to have the driveway right of way on the First light property.
- **Subdivision Application for Quail Ridge**
Ralph Gallagher representing the client. Applicant Joseph Reilly at 35 Ball Pond Rd E, New Fairfield, CT. Owner of Record Spruce Ridge Craftsman of 35 Ball Pond Road E. New Fairfield Ct. and the Subdivision location is 102 Shortwoods Road, New Fairfield, Ct. There are three building lots in his application and an existing lot with a house on it. All four properties sharing a common driveway. All lots have at least 2 acres and there is set aside a parcel of land for open area. A motion was made by Ms Lisa Deldin and seconded by Ms Kirsten Bennett O'Rourke to accept the subdivision application. Vote was unanimous. A discussion eas had to have a walk through of the property for June 10 at 9:30 am

STANDING ITEMS

Open subdivision log nothing to report

POCD Town Commission and Board Goals

- Mr. Ernie Lehman produced an update to chair from the Commission on the Aging

Mr. Ernie Lehman moved to adjourn the meeting. It was seconded by Ms Lisa Deldin, The vote in favor was unanimous.

MAY 26 2017

Received for Record _____

at 10:27 AM and recorded by
Christina A. Butler - ATO
 Pamela J. Dohan, Town Clerk, New Fairfield, CT

Call to Order: 7:38 pm

Amend Agenda

Lisa Deldin made a motion to add Item 2 under New Business Resubdivision Application Quail Ridge. Ernie Lehman seconded the motion regarding reauthorization

Vote: 5-0-0 (Motion approved)

Acceptance of ReSubdivision application

Lisa Deldin made a motion to accept the resubdivision application on Quail Ridge, Spruce Ridge Craftsmen 102 Shortwoods Rd, Joseph Reilly, New Fairfield, Ct 06812 and schedule opening public hearing for June 26, 2017

Kirsten Bennett O'Rourke seconded

Vote: 5-0-0 (Motion approved)

Adjournment –

Ernie Lehman made a motion to adjourn the meeting at 8:53pm. Lisa Deldin seconded the motion.

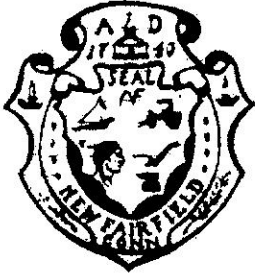
Vote 5-0-0 (Motion approved)

MAY 24 2017

Received for Record _____

at 4:46 p.m. and recorded by

Pamela J. Dohan
Pamela J. Dohan, Town Clerk, New Fairfield, CT



The Planning Commission

Town of New Fairfield
New Fairfield, Connecticut 06812

VOTING RECORD

Regular Meeting

Monday, May 22, 2017

Conference Room at Town Hall 4 Brush Hill Rd

New Fairfield, CT 06812

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

Commissioners Absent: None

Alternates Present: None

Alternates Absent: Mr. Paul Bruno

Mr. Louis Giannini

Ms. Olga Nanocchio

Guests Present: Mr. Dainius Virbickas, Artel Engineering
Attorney Neil Marcus
Mr. R. Srinivasaraghavan
Mr. Joseph Reilly

Town Officials Present: None