

The Planning Commission  
Special Meeting Minutes  
Saturday, June 10, 2017  
102 Shortwoods Road, New Fairfield, CT  
9:35am

**Commissioners Present:**

Ms. Cynthia Ross-Zweig  
Ms. Lisa Deldin  
Mr. Ernie Lehman  
Mr. Peter Greco

**Commissioners Absent:**

Ms. Kirsten Bennet O'Rourke  
Mr. Louis Giannini

**Alternate Present:**

Ms. Olga Nanocchio

**Present:**

Engineer Ralph Gallagher

**Alternate Absent:**

Mr. Peter Bruno

1. **Call to order:** Meeting called to order by chair Cynthia Ross-Zweig at 9:35am
2. **Minutes:** Walking on the property for the purpose of subdividing the lot of 10 acres on three separate lots.
3. **Discussion:** Ralph Gallagher showed the commissioners where the location of the house by pointing to the red stakes (representing front doors) and also showed the locations of septic tanks with one row of gullies. He stated, "Because we use new technology on the septic tanks, only one row of gullies is needed." The committee also checked the locations of water wells.

*gullies*

The commissioners observed the property lines and locations of two new driveways on the map, provided by engineer Gallagher. Then, the commissioners observed the locations of two future houses, septic systems, and wells on the property. Ms. Ross-Zweig asked Mr. Gallagher about the water run off and neighboring properties. Mr. Gallagher stated, "There aren't any concerns or complaints from neighbors." Mr. Ernie Lehman mentioned about wetlands on the newly formed property, which is not impact by building the house. Engineer Gallagher also stated, "The builder is going to move the rock wall back into the property, giving away ten feet to the town, which is matching the new code for roads." The house is 75 set back from shortwoods road. Ms. Lisa Deldin pointed out that the proposed location of the house would be too close to a cliff, which raised a safety concern for future home owners. Cynthia Ross-Zweig and Ernie Lehman gave a recommendation to re-grade the left side of the property and to also move the location of the future house to the east and south. This involved moving the septic system as well.

#### **4. Public Comments and Questions**

None

#### **5. Adjournment**

Ms. Cynthia Ross-Zweig made a motion to adjourn. Ernie seconded the motion. 4-0-0. Motion approved. Meeting adjourned. 10:30am.

Respectfully submitted