

The Planning Commission

Regular Meeting

Monday, June 26, 2017

Town Hall Conference Room

4 Brush Hill Road

Commissioners Present:

Ms. Cynthia Ross-Zweig

Ms. Lisa Deldin

Mr. Ernie Lehman

Commissioners Absent:

Mr. Peter Greco

Ms. Kirsten Bennett O'Rourke

Alternates Present:

Mr. Louis Gianniti

Ms. Olga Nanocchio

Mr. Paul Bruno

Alternates Absent:

None

Guests Present:

Keith Landa

Gregory E Dilliams

Mr. & Mrs. Donald Bennett

Sarah Aldrich

Neil Marcus

Mr. R. Srinivasaraghavan

Mr. Joseph Reilly

Mrs. June Falk

Mr. Carlos Martinez

Mr. Ralph Gallagher

1. Meeting Called to Order: 7:31pm

2. Pledge of Allegiance

3. Appointment of Alternates

Lisa Deldin made a motion to approve the elevation of Louis Gianniti and Paul Bruno to become full voting members. Ernie Lehman seconded.

Vote taken 3-0-0, approved.

4. Approval of April 24, 2017 meeting minutes to be presented at the next meeting.

Approval of June 10, 2017 special meeting minutes. Lisa Deldin made a motion to approve. Ernie Lehman seconded. 4-0-0, approved.

5. Correspondence

- **Approval of invoices:**

- Two postings: \$22 #6208, \$22 #6265
(Town Tribune)

- \$203.50 #112366826 Attorney Fee (lot line revision for legal advice)

- Ernie made a motion to approve. Lisa Deldin seconded. 5-0-0

- **Department of summary:**

- The balance of the planning commission: \$1493.41

- **Additional Correspondence:**

- The Sherman Planning and Zoning commission will hold a public hearing on July 6, 2017.

- Correspondence from financial director.

- Correspondence from the Aging Commission; pending until the discussion plan of conservation and development

- Fiscal Budget: \$3074 for 2017-2018

- Permission was granted to walk the property of 102 Shortwoods Road

- The letter from May 26, 2017 that regarded lot line revisions at 144 and 146 Lake Drive South

- Attorney Slater sent a message via email regarding the letter of the lot line revisions.

Old Business:

Cynthia Ross-Zweig the letter to the planning commission. The letter stated: According to the clients attorney, the planning commission has no jurisdiction on that matter (merging two lots into one, 144 and 146 Lake Drive South). The merging was approved by the zoning commission. This agenda is closed for the planning commission.

New Business

The second item on the agenda is a preliminary hearing. Attorney Kenneth Slater stated: There is no subdivision but re-subdivision on 102 Shortwoods Road. Lisa Deldin made a motion to open a public hearing on re-subdivision. Vote taken 5-0-0, approved.

Ralph Gallagher took the floor and presented the blueprints of the re-subdivision of Quail Ridge, 102 Shortwoods Road. The re-subdivision consists of three lots, which are two acres each, plus three acres of open spare in the rear, which will never develop. Ralph Gallagher took questions from guests of the meeting: Keith Landa, Gregory Dilliams, Donald Bennett, Sarah Aldrich, June Falk, Carlos Martinez. The main concern from the public was about water flow from newly established properties, how long it takes to build new homes, and putting up with the inconvenience during the construction. Ralph Gallagher fully answered all questions.

The new driveway will be cut extra wide in order for the trucks to get into the property easily and to ensure Shortwoods road will not be blocked. Also, the existing stone wall will be pushed back 10 feet into the property. They will be leveling out those 10 feet to improve sight line for safety reasons. Storm-water galleries will also be installed to eliminate the water run-off on neighbors properties. Ralph Gallagher followed the recommendation of the planning commission to push back the future house 30 feet back into the property. Both proposed houses will be 2500-2900 square feet with 4 bedrooms and 3 car garages. This is attractive to buyers with young kids. Between properties will a designated path way to open green space.

Lisa Deldin stated she knows Mr. Reilly personally so she can be abstained from voting. The commission was satisfied with the improvements of the plans done by Ralph Gallagher. Cynthia Ross-Zweig stated: The status of the open green space will be addressed after the building process is complete. Lisa Deldin made a motion to move the public hearing to the next meeting. Ernie seconded. Vote taken, 5-0-0, approved.

Ernie Lehman made a motion to make amends about minutes and agenda posting in regards to the town ordinance. Paul Bruno stated the agenda and minutes can be posted before the approval but will be stated as pending.

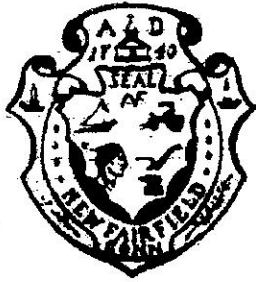
Vote taken, 5-0-0, approved.

Cynthia made the motion to adjourn. Ernie Lehman seconded. Vote taken, 5-0-0, approved. 8:45p.m, meeting adjourned.

Respectfully submitted,

Olga Nawocinski

Received for Record JUN 29 2017
at 12 h 05 m 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, June 26, 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

Commissioners Absent: Mr. Peter Greco
Ms. Kirsten Bennett-O'Rourke

Alternates Present: Mr. Paul Bruno
Mr. Louis Giannini
Ms. Olga Nanocchio

Alternates Absent: None

Guests Present:
Attorney Neil Marcus
Mr. R. Srinivasaraghavan
Mr. Joseph Reilly

Town Officials Present: None

Call to Order: 7:31 pm

Elevate Alternates

Lisa Deldin made a motion to elevate alternates Paul Bruno and Louis Giannini to voting commissioners. Ernie Lehman seconded the motion.

Vote: 3-0-0 (Motion Approved)

Approval of Minutes

Lisa Deldin made a motion to accept the minutes of June 10, 2017. Ernie Lehman seconded the motion.

Vote: 3-0-2 (Motion Approved)

Amend Agenda

Ernie Lehman made a motion to add Item 1 discussion of agendas and minutes. Lisa Deldin seconded the motion.

Vote: 5-0-0 (Motion approved)

Approval of Invoices

Ernie Lehman made a motion to authorize payment of 2 invoices to the Town Tribune, each \$22.00 for a total of \$44.00 and 1 invoice to Attorney K. Slater for legal opinion on Lot revisions and Re subdivision of 102 Shortwoods Road in the amount of \$203.50. Lisa Deldin seconded the motion.

Vote: 5-0-0 (Motion approved)

Open Public Hearing regarding ReSubdivision application on Quail Ridge, 102 Shortwoods Road

Lisa Deldin made a motion to open the Public Hearing of 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

Louis Giannini seconded the motion.

Vote: 5-0-0 (Motion approved)

Public Hearing Continuance

Lisa Deldin made a motion to continue the Public Hearing leaving open until July 24, 2017 on Quail Ridge, 102 Shortwoods Road. Ernie Lehman seconded the motion.

Vote: 5-0-0 (Motion Approved)

Adjournment —

Ernie Lehman made a motion to adjourn the meeting at 8:45pm. Lisa Deldin seconded the motion.

Vote 5-0-0 (Motion approved)

JUN 28 2017

Received for Record _____

at 2:13 p.m. M. and recorded by
Pamela J. Dohan
Pamela J. Dohan, Town Clerk, New Fairfield, CT