



The Planning Commission

Town of New Fairfield
New Fairfield, Connecticut 06812

MINUTES

Regular Meeting

Monday, August 22, 2016

Conference Room at 4 Brush Hill Rd
New Fairfield, CT 06812

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

Commissioners Absent: Ms. Lisa Deldin, Vice Chair

Alternates Present: Mr. Louis Giannini

Alternates Absent: Mr. Paul Bruno

Guests Present: Kathy and Jacques Proteau, Wild Turkey Estates

Town Officials Present: First Selectman Susan Chapman
Town Engineer Anthony Iadarola

Call to Order: 7:34 pm

Appointment of Alternates- Ernie Lehman made a motion to elevate Louis Giannini to full member status for the purpose of tonight's meeting. Cynthia Ross-Zweig seconded the motion. Vote: 2-0-0 (Motion approved)

Pledge of Allegiance

Approval of Minutes

July 25, 2016- Regular meeting- Peter Greco made a motion to amend the minutes of the July 25, 2016 regular meeting as presented for spelling errors and to review meeting tape regarding a discussion on retraction of Coolidge Street Application, updating minutes accordingly. Louis Giannini seconded the motion.

Vote: 4-0-1 (Motion approved)

Amendment to agenda- Ernie Lehman made a motion to amend the agenda meeting location to the correct address of 4 Brush Hill Road. Louis Giannini seconded the motion.

Vote: 3-0-0 (Motion approved)

Correspondence and Announcements-

Commissioners discussed receipt of bill from Law Firm of Pullman and Comley dated July, 20, 2016 in the amount \$2,496.00. Payment of this bill will result in a balance of \$511.00. It was noted the discussions were in regard to the Coolidge Street application. However several discussions did not include the Planning Commissioners and were made between the Attorney and the ZEO Evan White, The Attorney and Town Engineer Iadarola and First Selectman Chapman. The First Selectman advised the commission she is aware payment will require the commission to request a transfer back to the Planning Commission Budget. Chairman Ross-Zweig will send a formal request for an adjustment to the Commission's budget. Additional correspondence relates to an item under Old Business, Jacque and Kathy Proteau, Wild Turkey Estates. Peter Greco made a motion to suspend reading of Town Engineer Anthony Iadarola's letter regarding the bond reduction request. Ernie Lehman seconded the motion.

Vote: 5-0-0 (Motion Approved)

Public Comment-None.

NEW BUSINESS- None

OLD BUSINESS

Wild Turkey Estates , Jacque and Kathy Proteau

Cynthia Ross-Zweig noted that she received a request from Applicant Jacque and Kathy Proteau via their Attorney, Raymond Lubus for an approval to update Wild Turkey Estates mylar map.. A letter was received from Town Engineer Tony Iadarola recommending that the bond in the amount of \$131,100 be released. Mr. Iadarola also discussed the receipt of a maintenance bond in the amount of \$13,100. It was noted why the changes to the subdivision mylar map for Wild Turkey Estates were needed. Changes included drainage and associated easements.

Peter Greco made a motion to recommend to the Board of Selectmen the release of bond for Wild Turkey Estates subdivision in the amount of \$131,100.00 . Kirsten Bennett O'Rourke seconded the motion.

Vote 5-0-0 (Motion approved)

STANDING ITEMS

Discussion of the Plan of Conservation and Development

Cynthia Ross-Zweig noted that she has not received any updates of Town Commission goals and budgets as they relate to the POCD. Follow Up will be done after the Planning Commission's September meeting. There was a discussion of the commissioners concerns regarding compliance by various town commissions. The commission discussed attending several Town Boards and Commission meetings to reemphasize statutory compliance in providing goals and updates.

The Commission will place the POCD under Old Business on the September Agenda to allow for a more indepth discussion of Town Board Goals, with specific emphasis on Lake, Water and Education goals.

Discussion of Open Subdivision Log

Kirsten Bennett O'Rourke will update the open subdivision log to reflect the changes with Wild Turkey Estates.

Adjournment – Ernie Lehman made a motion to adjourn the meeting at 8:16, pm. Kirsten Bennett O'Rourke seconded the motion.

Vote 5-0-0 (Motion approved)

Received for Record AUG 25 2016
at 4 h 44 m P M and recorded by
Pamela J. Dohan
Pamela J. Dohan, Town Clerk, New Fairfield, CT