



# The Planning Commission

Town of New Fairfield  
New Fairfield, CT 06812

## MINUTES

### Regular Meeting

Monday, December 14, 2015

New Fairfield Community Room

New Fairfield, CT 06812

#### Commissioners Present:

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

#### Commissioners Absent:

Ms. Kirsten Bennett-O'Rourke  
Mr. Peter Greco

#### Alternates Present: None

Mr. Louis Giannini

1. **Call to Order:** Meeting called to order by Chair Cynthia Ross-Zweig at 7:41 pm
2. **Pledge of Allegiance**
3. **Appointment of Alternates-** None
4. **Approval of Minutes**  
November 23, 2015

#### MOTION

Ernie Lehman motioned to approve Minutes of November 23, 2015. Lisa Deldin seconded the motion.  
Vote taken:

3-0-0 Motion Approved Unanimously

#### 5. **Correspondence and Communication**

~~Ms. Ross-Zweig stated that there were~~ two pieces of correspondence, a letter from the Town Engineer attached, and budget request form from the First Selectman.

- Mr. Ernie Lehman relayed a verbal invitation to the Commission from the Board of Finance to attend their meeting on Wednesday, December 16, 2015. Mr. Lehman will attend that meeting on behalf of the Planning Commission.

## **6. Public Comment**

None

## **OLD BUSINESS**

### **1. DISCUSSION of POCD - Town Commission and Boards**

The commission will send letters to each of the various other commissions and boards to inquire about their progress towards their yearly goals set by the POCD.

### **2. UPDATE OF OPEN SUBDIVISION LOG**

Three open subdivision at this time are Barn Brook, Wild Turkey Estates, and Red Fox Crossing. The bond for Red Fox Crossing was released. The commission will ask the Town Engineer about the status of Wild Turkey Estates.

## **NEW BUSINESS**

### **1. DISCUSSION - Release of Bond for Barn Brook Subdivision**

Mr. Wayne Skelly and Mr. William DiTullio spoke on behalf of Barn Brook. They requested a reduction of bond from \$500,000.00 to about \$150,000.00. The Town Engineer sent a letter stating that he felt the work left to be completed required a remaining bond of \$181,371.58, and recommended reducing the bond by \$318,628.42. The Commission was not given a breakdown of the remaining items to be completed. Ms. Ross-Zweig offered to Mr. DiTullio that the commission can ask the Town Engineer for that breakdown which might further reduce the bond. Mr. DiTullio replied that it was not necessary. Mr. Lehman motioned to make a referral to the First Selectman to reduce the Barn Brook bond by \$318,628.42. Ms. Deldin seconded the motion.

Vote taken:

**3-0-0 Motion Approved Unanimously**

### **2. DISCUSSION – Commission Secretary Resignation**

Ms. Ross-Zweig stated that the Commission Secretary has resigned. There were a number of applicants with secretarial skills that she will be interviewing.

None

### **3. DISCUSSION - Community Garden**

Ms. Ross-Zweig stated that the commission needed to find out whether the Community Garden was leasing land, or planting plots, since if there is a lease then an 8-24 referral would need to be presented to this Commission. Ms. Deldin stated that the commission needs to know who owns the property and how they are allowing the residents to plant. Mr. Lehman stated that the commission needs to be consistent with all leases. Ms. Ross-Zweig will send the First Selectman as well as the other commissions and boards, a letter reminding them that an 8-24 referral is necessary for any lease.

### **4. DISCUSSION - Position Vacancy**

Ms. Ross-Zweig stated that we do have two alternate position vacancy.

**STANDING BUSINESS**

**1. Commission yearly budget**

The Commission reviewed the possible expenses for the year, including attorney consultation for new fee structure of subdivisions and 8-24 clarification, public notices, advertising, secretary, public hearing and voting record postings. The budget request forms was filled out to be submitted.

**Adjournment**

Mr. Lehman motioned to adjourn the meeting. Lisa Deldin seconded the motion

**Vote: 3-0-0 Motion carried unanimously**

Meeting adjourned approximately 8:30 p.m.

Respectfully submitted

Lisa Deldin  
Vice Chair



**TOWN OF NEW FAIR FIELD**  
**PUBLIC WORKS DEPARTMENT**  
**ENGINEERING DIVISION**  
4 Brush Hill Road  
New Fairfield, CT  
06812-2619

**TOWN ENGINEER**  
Antonio Iadarola, P.E.

December 15, 2015

Planning Commission  
4 Brush Hill Road  
New Fairfield, CT 06812

RE: First bond reduction  
Barn Brook II  
Barn Brook Road (Subdivision Road)

Dear Commission Members:

The developer has requested a bond reduction for the work he was bonded to perform on the new subdivision road. Having performed inspections on this work, I can recommend the following reduction in this bond.

Bond was originally set for \$500,000.00. The remaining work is valued at \$181,371.58 for this portion of the project.

At this time, I can recommend that \$318,628.42 be released

If you have any questions please contact me.

Sincerely,

*Tony Iadarola*

Antonio Iadarola, P.E.

cc: First Selectman,