



The Planning Commission

Town of New Fairfield
New Fairfield, CT 06812

MINUTES

Regular Meeting

Monday, April 27, 2015

New Fairfield Community Room

New Fairfield, CT 06812

Commissioners Present:

Ms. Cynthia Ross-Zweig, Chair,
Ms. Lisa Deldin
Ms. Kirsten Bennett-O'Rourke
Mr. Peter Greco
Mr. Paul Bruno (arrived 8:05 P.M.)

Commissioners Absent

Ms. Kirsten Bennett-O'Rourke

Alternates Present: Mr. Ernie Lehman

Town Attorney Present: Atty. Kenneth R. Slater, Jr.

- 1. Call to Order:** Meeting called to order by Chair Cynthia Ross-Zweig at 7:35 pm
- 2. Pledge of Allegiance**
- 3. Appointment of Alternates-** Lisa Deldin motioned to elevate Ernie Lehman to full member status for the purpose of tonight's meeting. Peter Greco seconded the motion.
Vote: 3-0-0 Motion approved unanimously
- 4. Approval of Minutes**
March 23, 2015

MOTION

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

3-0-1 Motion Approved Unanimously

5. Correspondence & Communication

None

6. Public Comment

None

PUBLIC HEARING

Fairchild Re-Subdivision; 62 Route 39; John and Pamela Fairchild owner; Artel Engineering; Bob Williams agent.

MOTION

Ernie Lehman motioned to continue the Public Hearing for Fairchild Re-Subdivision.

MOTION

Ernie Lehman motioned to amend the agenda to read “Artel” Engineering. Peter Greco seconded the motion. Vote taken:

4-0-0 Unanimous.

Lisa Deldin seconded the motion to open the Public Hearing. Vote taken

4-0-0 Unanimous

Mark Kornhaus, Artel Engineering, Brookfield approached the Commission.

Mr. Kornhaus address the email from the Town Engineer, Tony Iadorola dated 4/6/15. Mr. Iadorola had a question about the DOT permitting. Mr. Kornhaus submitted an email from James Lapan, State of CT stating there were no issues, permitting would occur when the Commission approval has been obtained. Ms. Ross-Zweig read the email from Mr. Iadorola into the record.

Mr. Kornhaus stated the Open Space requirement was not required because the property was being transferred to a relative.

Ms. Ross-Zweig stated there were no letters from the Fire Marshall received.

Mr. Kornhaus stated he had talked with the Fire Marshall today, he had no objections. Mr. Kornhaus asked the Commission to consider a conditional approval.

The Commission asked Atty Slater if that would be appropriate, he had no objections.

MOTION

Ernie Lehman motioned to approve Fairchild Re-Subdivision; 62 Route 39; John and Pamela Fairchild owner; Artel Engineering; Bob Williams agent with the condition the missing letters are received and the date pre-dates tonight’s meeting.

PUBLIC COMMENT

None

Lisa Deldin seconded the motion. Vote taken:
4-0-0 Unanimous.

OLD BUSINESS

1. Fairchild Re-Subdivision; 62 Route 39; John and Pamela Fairchild owner; Artel Engineering; Bob Williams agent.

MOTION

Lisa Deldin motioned to grant approval to the Fairchild Re-Subdivision pursuant to the proposal conditional and return a Positive Referral to the Board of Selectmen upon receiving the letter from the New Fairfield Marshall and Permit from the State DOT. Mr. Lehman seconded the motion. Vote taken
4-0-0. Unanimous.

2. DISCUSSION – Commission meeting with the new Land Use Attorney

Cynthia Ross-Zweig introduced the new Town Attorney, Kenneth r. Slater, Jr. Atty Slater distributed a copy of a Power Point Presentation reviewing the Powers and Duties of the Planning Commission for the Commission to review. Ms. Ross-Zweig stated they would like to have him review current Subdivision Regulations, how to follow up on the “goals” of the POCD and the Commission’s current fee schedule.

Atty Slater stated the State Statute does allow for a schedule of fees. The Commission felt the applicant should have some idea of fees at the start of the project. Atty. Slater stated some towns get an estimate in the beginning of the project. He will look for a regulation that would address that issue.

Paul Bruno arrived at 8:05 P.M.

The Commission asked for a workshop. Atty Slater is not available for the next meeting, the Commission to review the Power Point material he distributed and see if they have questions.

Cynthia Ross-Zweig asked for guidelines for a yearly follow-up on POCD goals. Atty Slater will look for a form.

Atty Slater reviewed bonding changes on the state level.

Adjournment

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

Vote: 4-0-0 Motion carried unanimously

Meeting adjourned at 8:30 p.m.

Respectfully submitted

Lyn Sheaffer

Planning Commission Secretary