



**Town of New Fairfield  
Planning Commission  
4 Brush Hill Road  
New Fairfield, CT 06812**

**MINUTES**

**Monday, June 28, 2021, at 7:30 p.m.  
Virtual meeting via Zoom**

**Members Present:** Cynthia Ross-Zweig (Chair), Patrick Hearty (Vice Chair), Jeff Morrell, Patrick Callahan (Alternate), Keith Landa (Alternate)

**Members not Present:** Kirsten Bennett, Cory Neumann, George Martignetti (Alternate)

**Call to order**

Network administrator Paul Gouveia explained the rules and procedures for virtual meetings. Chairman Cynthia Ross-Zweig called the meeting to order at 7:34 p.m.

**Pledge of Allegiance**

**Appointments**

Patrick Hearty made a motion to elevate Keith Landa and Pat Callahan to full voting members. Jeff Morrell seconded the motion. **Vote: 3-0-0 (Motion approved)**

**Approval of Minutes**

Patrick Hearty made a motion to approve the minutes from the regular meeting on 5/24/2021. Keith Landa seconded the motion. **Vote: 3-0-2 (Motion approved, Jeff Morrell and Keith Landa abstained due to absence)**

**Correspondence and Announcements**

Cynthia Ross-Zweig stated she received a note from the First Selectman requesting how Planning meetings will be run going forward. Options are to continue zoom or return to full in person meetings. They hybrid option is not yet available.

Patrick Hearty made a motion to amend the agenda and add an item under new business to review the request from the board of Selectman of how to hold meetings going forward. Pat Callahan seconded the motion. **Vote: 5-0-0 (Motion approved)**

**Public Comment:** None

**Old Business:**

- Public Hearing Continued, 19 Rock Ridge Court, lot 8-9, New Fairfield – Chair Cynthia Ross-Zweig advised since the decision on 19 Rock Ridge was made at the last meeting, this is a housekeeping item as the hearing was never closed.

Patrick Hearty made a motion to open the public hearing for 19 Rock Ridge. Keith Landa seconded the motion. **Vote: 5-0-0 (Motion approved)**

Keith Landa made a motion to close the public hearing for 19 Rock Ridge Court. Patrick Hearty seconded the motion. **Vote: 5-0-0 (Motion approved)**

- Public Hearing continued, Barn Brook Estates III –

Patrick Hearty made a motion to open the public hearing on Barn Brook Estates III. Jeff Morrell seconded the motion. **Vote: 5-0-0 (Motion approved)**

Town engineer, Mr. Iadarola advised he has been working with the applicant and the applicants engineer to review and resolve all the technical issues. He advised most outstanding have been resolved. He continued to advise that the resubdivision of lot 12 was part of the original planning approval back in 2014. As part of the phase II approval in 2014 there was a requirement that a homeowners association take responsibility for the maintenance of the detention basin and associated improvements. The declaration for the homeowner's association does not include the maintenance of the detention basin. Mr. Iadarola contacted the town attorney to review possible options to move forward. Members continued the discussion on the detention pond and details of maintenance and future maintenance required. Mr. Iadarola requested the following conditions be considered as part of the approval of phase III:

- Any items that come up during construction will be handled by Mr. Iadarola and the design engineer.
- Remove invasive species and light maintenance on the detention basin.
- Fencing around the perimeter of the detention pond for phase III
- Since this is a resubdivision of lot 12 from phase II, that the requirements for an HOA pertaining to the maintenance of the detention basin and all associated improvements be made a condition for phase III.
- The access way to the detention basin needs to be cleared

Mr. Mazzucco, representing the applicant, requested a 30-day extension on the application.

Keith Landa made a motion to accept the extension request once received via email, to resolve the HOA issue and site plan. Patrick Callahan seconded the motion.

**Vote: 5-0-0 (Motion approved)**

#### **New Business**

- **Joe Reilly bond release request – Quail Ridge subdivision, Shortwoods Rd, New –** Mr. Iadarola explained this is a request from the developer to release the maintenance bond valued at \$20,000.00. Mr. Iadarola provided a brief history of the bond reductions on the property. Mr. Iadarola recommended that the maintenance bond be released.

Keith Landa made a motion that the commission send a recommendation to the Selectman that this maintenance bond of \$20,000.00 for Quail Ridge be released. Patrick Hearty seconded the motion. **Vote: 5-0-0 (Motion approved)**

- **Discussion of meetings going forward** – Commissioners discussed how to hold meetings going forward. There was consensus to continue holding meetings via zoom until a hybrid method becomes available.

Keith Landa made a motion to continue with remote meetings via zoom through the end of the year. Patrick Callahan seconded the motion. **Vote: 5-0-0 (Motion approved)**

### **Standing Items**

- **Lighting Study** – Patrick Hearty confirmed he received confirmation from Patty Motta that this job does not need to go out to bid since it is below the \$5,000.00 threshold.
  
- **Subdivision Update** –

### **Adjournment**

Patrick Hearty made a motion to adjourn the meeting at 8:47p.m. Keith Landa seconded the motion. **Vote: 5-0-0 (Motion approved)**