

The Planning Commission

Town of New Fairfield
New Fairfield, CT 06812

MINUTES

Regular Meeting

Wednesday, June 18, 2014

New Fairfield High School Library

New Fairfield, CT 06812

Commissioners Present: Ms. Cynthia Ross-Zweig, Chair, Ms. Lisa Deldin, Vice Chair, Mr. Peter Greco, Mr. Paul Bruno

Commissioners Absent: Ms. Kirsten Bennett-O'Rourke

Alternates Present: Mr. Ernie Lehman

Alternates Absent: None

Guests Present:

Wayne Skelly, Applicant Barn Brook Estates, Bill DiTullio, Applicant Barn Brook Estates, Mike Mazzucco, Civil Engineer, Attorney Tom Beecher, Collins & Hannafin.

Town Officials Present: First Selectman Susan Chapman

1. Call to Order: Meeting called to order by Chair Cynthia Ross-Zweig at 7:38 pm

2. Pledge of Allegiance

3. Appointment of Alternates- Peter Greco motioned to elevate Ernie Lehman to full member status for the purpose of tonight's meeting. Paul Bruno seconded the motion.

Vote: 5-0-0 (Motion approved)

4. Approval of minutes

Ernie Lehman found an error on page 3. Change spelling of name to Wayne Skelly

MOTION

Ernie Lehman motioned to amend the minutes. Peter Greco seconded the motion.

Vote 5-0-0 Motion Approved

MOTION

Ernie Lehman motioned to approve the minutes as corrected. Peter Greco seconded the motion.

Vote 5-0-0 Motion Approved

5. Correspondence/Announcements

Chair, Cynthia Ross-Zweig read a letter dated 6/9/14 into the record from Mr. & Mrs. Proteau, Wild Turkey Estates asking to be the June agenda. It was noted Mr. & Mrs. Proteau were not in attendance.

Cynthia Ross-Zweig introduced Lyn Sheaffer as the new Planning Commission Secretary.

6. Public Comment

None

NEW

Lot Line Revision – Gary Mead – Lots 13 & 14, Warwick Farms

Cynthia Ross-Zweig stated the Planning Commission had received an application for revising a lot line in Warwick Farms. Ms. Ross-Zweig read a letter from Gary Mead into the record dated June 9, 2014 requesting a revision of the lot lines for Lots 13 & 14 Warwick Farms to facilitate the placement of 2 houses. It was noted that Mr. Mead was not in attendance.

MOTION

Peter Greco motioned to Pen the application to the next regular meeting July 28, 2014. Ernie Lehman seconded the motion.

Vote 5-0-0 Motion Approved

OLD BUSINESS

Barn Brook Estates Phase II Subdivision – 4 Elwell Road, New Fairfield – Public Hearing

Peter Greco motioned to reopen the Public Hearing. Paul Greco seconded the motion.

Vote 5-0-0 Motion Approved

Atty Tom Beecher representing the applicants approached the Commission. He stated there were some issues that needed to be worked out and some legal issues that needed to be addressed. He stated they believe the plan meets Subdivision regulations. He noted Phase I has a good track record and the applicants want to work with the town.

Atty Beecher reviewed the issues:

- Recommendation from the Town Engineer stating there would be no permits issued to build until all improvements to Elwell Road are done and released by the town. Atty. Beecher stated that was against the law and State Statue. Atty. Beecher noted the restriction was unfair and costly; the applicant would have to post the bond as well as make the improvements to Elwell Road.
- Setting of the bond. Atty. Beecher requested the bond amounts be set now. Civil Engineer Michael Mazzucco reviewed Bond Estimates dated 6/5/14. He noted the estimates include a 10% markup. Atty. Beecher stated the bid numbers support Mr. Mazzucco's estimates. Atty. Beecher submitted bid numbers to the Commission. Attorney Beecher submitted a letter of extension to the Commission.

- Access way – Atty Beecher explained there is a 10’ open space access way from Phase I deeded to the town. He noted the access way was between yards. He stated the applicant was suggestion the pedestrian access way should be left natural.

The Commission asked for a copy of Attorney Beecher’s notes for review. Atty. Beecher stated he would email a copy. He noted the Applicant’s want to know what their costs are going to be.

Town Engineer Tony Iadorola reviewed the updated bond amounts. He expressed concern ab out fluctuation of pricing within the bonds. He explained there are always hidden costs. Mr. Iadorola reviewed the history the town has with common driveways where the bond was not enough to finish the project. He noted as soon as improvements are done he would release the bond quickly. Mr. Iadorola expressed concern about the improvements on Elwell Road. He explained once the bond is accepted there is no time frame for the completion of the project.

Cynthia Ross-Zweig stated she and Ernie Lehman walked the property and expressed concern over safety issues with the road. Atty Beecher stated his client was focused on the road right away. They want to have the ability to build.

Mr. Iadorola stated he walked the access way to the open space. He did not feel it was inviting, and was beyond a Boy Scout project. He suggested the Commission may want to take a look at change the location. He felt it was a tough easement to get to a large open space. Ernie Lehman questioned if the access way was already approved was it legal to change it. Lisa Deldin suggested Atty Beecher speak with the Town Attorney. He agreed.

MOTION

Peter Greco motioned to accept the extension of 35 days. Ernie Lehman seconded the motion.

Vote 5-0-0 Motion Approved

Continued to next regular meeting 7/28/14.

Wild Turkey Estates Pro Construction – Mr. and Mrs. Proteau

MOTION

Peter Greco motioned to pen the application to the next meeting. Ernie Lehman seconded the motion.

Vote 5-0-0 Motion Approved

Discussion of POCD inclusive of workshop results and invoices with consultants from Milone and MacBroom

Cynthia Ross-Zweig noted she reviewed the Plan of Conservation and Development and felt the percentage of Education budget was not correct. She explained the next step is to hold a Public Hearing and present the Plan to the Town. She expressed about summer attendance and felt if the Commission waits until August they would have time to review for errors. The Commission felt for the Public Hearing they should present a 10-15 page synopsis.

Cynthia Ross-Zweig will contact the agent and ask for a synopsis to present at the Public Hearing to include

- Action Plan
- Key Points
- Budgetary Information
- Town Improvement Goals
- What is the benefit to the Town and residents?

MOTION

Ernie Lehman motioned that upon receipt of invoices they be forwarded directly to finance for payment. Peter Greco seconded the motion.

Vote 5-0-0 Motion Approved

MOTION

Ernie Lehman motioned to adjourn the meeting. Peter Greco seconded the motion.

Vote 5-0-0 Motion Approved. Meeting adjourned at 8:53.

Respectfully submitted

Lyn Sheaffer
Planning Commission Secretary