



The Planning Commission

Town of New Fairfield

New Fairfield, Connecticut 06812

MINUTES

Regular Meeting

Monday, March 24, 2014

Community Room at 33 Route 37

New Fairfield, CT 06812

- Commissioners Present:** Ms. Cynthia Ross-Zweig, Chair
Ms. Lisa Deldin, Vice Chair
Ms. Kirsten Bennett-O'Rourke
Mr. Peter Greco
- Commissioners Absent:** Mr. Paul Bruno
- Alternates Present:** Mr. Ernie Lehman
- Alternates Absent:** None
- Guests Present:** Kathy and Jacques Proteau
Gary Mead, Applicant Red Fox Crossing
Wayne Skelly, Applicant Barn Brook Estates
Bill DiTullio, Applicant Barn Brook Estates
Mike Mazzucco, Civil Engineer
Brian Marshall, Applicant
- Town Officials Present:** None
- Call to Order:** 7:37 pm

Appointment of Alternates- Lisa Deldin made a motion to elevate Ernie Lehman to full member status for the purpose of tonight's meeting. Peter Greco seconded the motion.

Vote: 4-0-0 (Motion approved)

Pledge of Allegiance

Approval of Minutes

February 24, 2014- Regular meeting- Lisa Deldin made a motion to approve the minutes of the February 24, 2014 regular meeting as presented. Peter Greco seconded the motion.

Vote: 5-0-0 (Motion approved)

Correspondence and Announcements- None

Public Comment- Kathy Proteau asked about subdivision rules and regulations and inspection fees for the town.

NEW BUSINESS

Addition to agenda

Cynthia Ross-Zweig made a motion to add to the agenda “Proposed change in Zoning Regulations” under New Business. Kirsten Bennett-O’Rourke seconded the motion.

Vote: 5-0-0 (Motion approved)

Change in agenda

Cynthia Ross-Zweig made a motion to change the agenda to move “New Business” in front of “Old Business”. Lisa Deldin seconded the motion.

Vote: 5-0-0 (Motion approved)

Red Fox Crossing

Cynthia Ross-Zweig noted that she received a request from Applicant Gary Mead from Red Fox Crossing asking for the release of the maintenance bond for Red Fox Crossing. A letter was received from Town Engineer Tony Iadarola recommending that this bond in the amount of \$52,600 be released. Mr. Mead noted that he put up a \$1,000 bond for the driveway aprons.

Peter Greco made a motion to recommend to the Board of Selectmen the release of bond for Red Fox Crossing subdivision in the amount of \$52,600. Ernie Lehman seconded the motion.

Vote 5-0-0 (Motion approved)

Discussion of Barn Brook Estates Subdivision Application Phase II

Cynthia Ross-Zweig noted that the Planning Commission received an application for Phase II of Barn Brook Estates subdivision. Phase I was completed two years ago. Phase II is the fourth lot of Phase I which will be subdivided into approximately 11 lots. Civil Engineer Michael Mazzucco spoke of the project and showed maps of the proposed subdivision. He noted that the applicant is currently in front of the Zoning Board of Appeals in order to get a variance to keep the barn on the property. It was noted that 38 acres were given to the town which satisfied the requirement for open space. There was a discussion of the grading and drainage of the property. Mr. Mazzucco gave a copy of a letter that he sent to the New York City DEP on behalf of this project to the commission.

It was notice that a Public Hearing must be opened for this subdivision and must be commenced within 65 days of receiving the application. It was decided that the Public Hearing will open on Monday, April 28th at 7:30pm in the Community Room at 33 Route 37. The commission decided to walk the property on Saturday, April 26th at 10:00am.

Resignation of Board Secretary

Cynthia Ross-Zweig noted that the Planning Commission Recording Secretary Suzanne Kloos has resigned effective March 31st. An advertisement looking for a replacement will be posted by the Human Resources Department.

Proposed change in Zoning Regulations 3.04B and 3.04G

Brian Marshall from 16 Sunswep Drive noted that he would like to build a pool house at his home. The current zoning regulations allow for a maximum size of 225 square feet and no plumbing. Mr. Marshall would like to build a pool house of approximately 308 square feet with a bathroom and a sink. The change to the regulations would allow for the increase in size with a bathroom and a sink but no cooking facilities or heat would be allowed. The concern of the Zoning Commission was that this would turn into an accessory apartment. It was noted that if this was approved, the Zoning Enforcement Officer would be allowed to check out the property every two years. Mr. Marshall spoke of regulations from surrounding towns.

Lisa Deldin made a motion to give a positive referral to the Zoning Commission on a change in Zoning Regulations for 3.04B, 3.04G including the revision of paragraph 8 of 3.04 to change to “shall be” permitted. Kirsten Bennett O’Rourke seconded the motion.
Vote 5-0-0 (Motion approved)

OLD BUSINESS

Discussion of the Plan of Conservation and Development

Cynthia Ross-Zweig noted that she received an email from Mike Looney from the firm of Milone and MacBroom noting that the final draft of the Plan of Conservation and Development is still not complete.

Chairman Zweig read a letter from the BOF Chairman inviting the Planning Commission to the next regular BOF meeting on April 16th to discuss the POCD. There was a discussion of the best way to address questions and concerns from various boards. There was a suggestion of possibly having a special Planning Commission meeting for all the boards to bring with questions. It was decided to have Chairman Ross-Zweig send a letter to the Board of Finance asking them to send a list of questions to the Planning Commission instead of having the Planning Commission going to the BOF meeting.

STANDING ITEMS

Review and update on the POCD phased timeline

The final draft of the POCD has not been received yet. It was noted that the deadline for sending the POCD to the State is July.

Commission Alternate Vacancies

Two alternate positions are still vacant on the Planning Commission.

Adjournment – Peter Greco made a motion to adjourn the meeting at 8:37pm. Lisa Deldin seconded the motion.

Vote 5-0-0 (Motion approved)