



# The Planning Commission

Town of New Fairfield  
New Fairfield, CT 06812

## MINUTES

Monday, October 27, 2014

New Fairfield Community Room

New Fairfield, CT 06812

### Commissioners Present:

Ms. Cynthia Ross-Zweig, Chair,  
Ms. Lisa Deldin  
Mr. Peter Greco

### Commissioners Absent:

Kirsten Bennett-O'Rourke.  
Mr. Paul Bruno

### Alternates Present:

Mr. Ernie Lehman

### Alternates Absent:

None

- 1. Call to Order:** Meeting called to order by Chair Cynthia Ross-Zweig at 7:36 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: 4-0-0 Motion approved**
- 4. Correspondence/Announcements**

Cynthia Ross-Zweig read a letter from Diana Brown, asking for a release of bond for 15 Spruce Ridge Drive. Ms. Ross-Zweig reported there was no additional information, and asked the request be penned to the next meeting. Secretary to inform Ms. Brown, and add to the November Agenda.

Cynthia Ross-Zweig read an invitation to attend the Still Water Watershed Summit on November 12, 2014. Mr. Lehman showed interest in attending.

## 5. Public Comment

None

### OLD BUSINESS

- **Wild Turkey Estates, Revised Plan reflecting lot line, location of house and shortening of common driveway, Pro Construction, LLC, Jacques Proteau.**

Jacques & Katherine Proteau approached the Commission. Ms. Ross-Zweig explained she had received communication from the Town Engineer, Tony Iadarola and there was a question with the Inland Wetlands Commission. She explained any change has to be reviewed and approved by that commission. Ms. Ross-Zweig will email Mr. Iadarola asking him to advise what Fee's would be charged.

- **Referral for Zoning Commission for Relocation of Dunkin Doughnuts to Brush Hill Road, ECB Realty, LLC Applicant – Referral for Zoning**

Mr. Dinus Verbicus, Artel Engineering approached the Commission. Mr. Verbicus reviewed the proposal to relocate the Dunkin Donuts to Brush Hill Road. Mr. Verbicus explained the post office has committed to stay in their current location and they are intending to give the building a facelift and do some minor changes inside.

Mr. Verbicus explained the drive thru element will provide for 14 vehicle stacking. They are hoping the barber shop stays, and they have room for one more tenant.

Mr. Verbicus reviewed the parking. They have a total of 37 spaces. Mr. Lehman expressed concern with the parking. Mr. Verbicus stated 65% of sales are drive-thru.

Mr. Verbicus reviewed they were adding a cross walk at the exit drive of town hall across to the Dunkin Donuts site. He explained it was suggested by the traffic study to slightly widen the northbound lane on Brush Hill Drive.

The Commission discussed sidewalks. Mr. Greco & Ms. Deldin agreed there should be sidewalks on both sides.

Mr. Greco expressed concern about parking, he felt people would use the parking that are not going to the Dunkin Donuts. Mr. Verbicus pointed out the applicant's property line, and explained they were buying a sliver of land from the state to allow for the parking configuration.

Mr. Verbicus stated they had received approval from the Inland Wetlands Commission. He explained they had been asked to connect to the water system in town. He reviewed the storm water management plan and septic tanks. Mr. Verbicus also reviewed building elevations and explained they were working with the Zoning Commission on signage.

Ms. Ross-Zweig expressed concern about parking and asked if they would be willing to add spaces and walkways on both sides of the road. Mr. Verbicus explained they were waiting for correspondence from the DOT about the crosswalk because there was one so close in front of town hall.

Mr. Greco explained he didn't feel they can give a positive referral with questions about the parking, walkway and crosswalk. Mr. Verbicus stated they could commit to a walkway in front of the property, however, they sent the proposed crosswalk to the DOT and are essentially stuck with their decision.

Ms. Ross-Zweig stated it was certainly an improvement in that area of town and would be an enhancement to the property.

The Commission discussed concerns.

#### MOTION

Peter Greco motioned to send a positive (+) referral to the Zoning Commission with the following stipulations;

- Road widening takes place
- Sidewalks are installed on both sides of the street.
- There is a crosswalk installed from the end of the town hall exit driveway across to the Dunkin Donuts property.

Lisa Deldin seconded the motion.

**4-0-0 Motion carried unanimously**

### **POCD – Vote on Adoption and Referral to State**

Cynthia Ross-Zweig read a letter into the record from Milone & Macbroom dated 10/1/14 re: 2014-2024 Plan of Conservation and Development. She also stated she had received an email from Attorney Strub with areas of concern. She explained Mr. Looney stated we could send the POCD to the state and then send an addendum if necessary.

#### MOTION

Peter Greco motioned to comprise the necessary correspondence and send the New Fairfield POCD to the State for review. Mr. Lehman seconded the motion.

**4-0-0 motion carried unanimously.**

### **NEW BUSINESS**

- Request for release of Common Driveway Bond, 15 Spruce Ridge Drive, New Fairfield. CT; Diana Browne owner.

Cynthia Ross-Zweig stated we need information from the Town Engineer before the release of bond. Request penned to the next regular meeting.

Cynthia Ross-Zweig stated there are several things the Commission needs to do at the next regular meeting.

1. Set the meeting calendar for 2015
2. Vote on Chair & Vice Chair
3. Discuss the budget for 2015.

Ms. Ross-Zweig stated maybe the Commission could bring in the new Town Attorney during the December regular meeting.

**Adjournment**

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

**Vote: 4-0-0 Motion carried unanimously**

Meeting adjourned at 8:59 p.m.

Respectfully submitted

Lyn Sheaffer

Planning Commission Secretary