



The Planning Commission

Town of New Fairfield
New Fairfield, CT 06812

MINUTES

Monday, November 24, 2014

New Fairfield Community Room

New Fairfield, CT 06812

Commissioners Present:

Ms. Cynthia Ross-Zweig, Chair,
Ms. Kirsten Bennett-O'Rourke
Mr. Peter Greco
Mr. Paul Bruno

Commissioners Absent: Ms. Lisa Deldin

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-** Kirsten Bennett-O'Rourke 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. Minutes – October 27, 2014**

MOTION

Peter Greco motioned to accept the minutes of 10/27/14 with the following corrections: Voting record on Item 3 be changed to 3-0-0. Ernie Lehman seconded the motion

Vote: 4-0-1 Motion Approved

5. Correspondence/Announcements

Cynthia Ross-Zweig reviewed current budget figures. The Commission discussed.

6. 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. Mrs. Proteau reviewed the plans, and stated that the Wetlands Commission had signed off on the proposal.

MOTION

MR. Greco motioned to approve the changes to common driveway as approved by Wetlands document # 04-087 dated 11/18/14. Mr. Lehman seconded the motion. Vote taken:

5-0-0 Motion carried unanimously

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

Ms. Ross-Zweig read a request for the release of the bond from Diana Browne into the record.

Continued to next meeting.

POCD – Vote on Adoption and Referral to State

MOTION

Peter Greco motioned to re-open the Public Hearing on the POCD. Mr. Lehman seconded the motion. Vote taken:

5-0-0 motion carried unanimously.

Ms. Ross-Zweig explained Carly at Malone & McBroom had reviewed the changes from Attorney Strub and compiled them on an “Errata” sheet. She reviewed the changes listed on the sheet with the Commission.

MOTION

Kirsten Bennett-O’Rourke motioned to accept the changes and include them in the POCD. Mr. Lehman seconded the motion. Vote taken:

5-0-0 motion carried unanimously.

MOTION

Peter Greco motioned to close the Public Hearing on the POCD. Mr. Lehman seconded the motion. Vote taken:

5-0-0 motion carried unanimously.

NEW BUSINESS

- Lot line revision Barn Brook Estates; Parcel W from Phase II being combined with Parcel A of Phase I; Caren Carpenter, applicant; .

Attorney Ray Lubus approached the Commission. Atty. Lubus explained he was trying to record a map in the Town Clerks office for the combination of Parcel W & Parcel A from Barn Brook Estates Phase II. He didn't understand why he had to come before the Commission when the change was approved with the Phase II map.

Ms. Ross-Zweig stated she had spoken with Town Counsel & the Co-Chairman of the Commission. Because the Chairman doesn't act alone, it has been the practice in the past for the Commission to review before the Chair signs off on a revision. Town Counsel advised Ms. Ross-Zweig to keep the practice in place.

MOTION

Mr. Lehman motioned to approve the lot line revision as presented. Mr. Greco seconded the motion. Vote taken:

5-0-0 motion carried unanimously.

- POCD – Vote on Adoption and Referral to State

Referral approved by Commission

- Discussion of Still River Watershed Summit, Ernie Lehman

Mr. Lehman reviewed the summit. He explained there is only a small portion of New Fairfield that lies in the Still River Watershed. He suggested residents that purchase flood insurance will have to check with their carrier for changes.

- Election of Officers

Mr. Greco motioned to keep the same Chairman & Vice Chairman for another year. Ms. Bennett-O'Rourke seconded the motion. Vote taken:

5-0-0 motion carried unanimously.

- Approval of 2015 meeting dates.

MOTION

Mr. Lehman motioned to move the December 22, 2014 meeting to December 15th. Mr. Greco seconded the motion. Vote taken:

5-0-0 motion carried unanimously.

The Commission discussed the 2015 calendar and decided on the following dates:

January 26, February 23, March 23, April 27, May 18, June 22, July 27, August 24, September 28, October 26, November 23 and December 14.

MOTION

Mr. Greco motioned to approve the dates as discussed. Ms. Bennett-O'Rourke seconded the motion.
Vote taken:

5-0-0 motion carried unanimously.

ADJOURNMENT

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

Vote: 5-0-0 Motion carried unanimously

Meeting adjourned at 8:59 p.m.

Respectfully submitted

Lyn Sheaffer
Planning Commission Secretary