



The Planning Commission

Town of New Fairfield
New Fairfield, CT 06812

MINUTES

Special Meeting

Wednesday, July 16 2014

New Fairfield Public Library Community Room

New Fairfield, CT 06812

Commissioners Present:

Ms. Cynthia Ross-Zweig, Chair,
Ms. Lisa Deldin, Vice Chair,
Mr. Paul Bruno
Ms. Kirstin Bennett-O'Rourke
Mr. Peter Greco, (arrived at 7:13 p.m.)

Commissioners Absent: None

Alternates Present: Mr. Ernie Lehman

Alternates Absent: None

Guests Present: Mr. Gary Mead, Applicant, Warwick Farms

Town Officials Present: None

- 1. Call to Order:** Meeting called to order by Chair Cynthia Ross-Zweig at 7:05 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. Paul Bruno seconded the motion.
Vote: 5-0-0 (Motion approved)

4. Public Comment

None

BUSINESS ITEM:

- 1. Application Warwick Farms; Buck Mountain Court; Lot line revision for lots 13 & 14; Map 17, Block 2 Lot 1.2 and 1.3. Gary Mead Applicant.**

Mr. Gary Mead approached the Commission Mr. Mead reviewed the proposal for Warwick Farms. Mr. Mead explained he wants to revise the lot line for lots 13 & 14. He explained he has a contract to build on lot 14, and the lot line revision will make the two better building lots.

Cynthia Ross-Zweig read the following into the record:

1. A letter dated 6/14/14 into the record from Attorney Ray Lubus on behalf of Mr. Mead.
2. The Certificate of Title showing properties are in Gary Mead's name.
3. Schedule A
4. Application for lot line revision.

Cynthia Ross-Zweig read & reviewed the Application with the Commission. She reviewed the requirement for #10 on the application. 1 Mylar map & (qty 3) A2 Surveys before and after build.

Cynthia Ross-Zweig read the Attachment from the Zoning Commission showing criteria of lot line swap & combining lots. Cynthia Ross-Zweig reviewed & read into the record the application processing & sequence.

Mr. Peter Greco arrived at 7:13 P.M.

Kirsten Bennett O'Rourke stated she felt the application meets all regulations.

Mr. Mead stated there was no change to the driveways or drainage because of the revision. He explained the owner of lot 14 wanted a pool in the back which pushed the house forward, he felt the revision would be a better use of the land.

Ernie Lehman asked if the lots were buildable without the changes. Mr. Mead stated yes.

The Commission discussed the timing of the map & title requirements for the lot line revision & closing. Mr. Mead is aware of the requirements.

Cynthia Ross-Zweig read an email from Tom Gormley, New Fairfield Zoning Enforcement Officer. He stated the lot line revision was very straight forward and each lot is still above the minimum lot size. He stated he has no issues with the application.

Alternate, Ernie Lehman stepped down as voting member.

MOTION

Lisa Deldin motioned to accept proposal for lot line revision, lots 13 & 14 based on survey revision dated 5/29/14. Kirstin Bennett-O'Rourke seconded the motion. Vote taken:

Vote: 5-0-0 Motion approved unanimously.

Secretary to forward application to the Zoning Enforcement Officer.

2. Adjournment

Kirstin Bennett-O'Rourke motioned to adjourn the meeting. Peter Greco seconded the motion

Vote: 5-0-0 Motion carried unanimously

Meeting adjourned at 7:40 p.m.

Respectfully submitted

Lyn Sheaffer
Planning Commission Secretary