



# The Planning Commission

Town of New Fairfield  
New Fairfield, CT 06812

## MINUTES

### Regular Meeting

Wednesday, July 28, 2014

New Fairfield Community Room

New Fairfield, CT 06812

#### Commissioners Present:

Ms. Cynthia Ross-Zweig, Chair,  
Ms. Kirstin Bennett-O'Rourke  
Mr. Peter Greco,

Commissioners Absent: None

Alternates Present: Mr. Ernie Lehman

Alternates Absent: None

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

Town Officials Present: First Selectman Susan Chapman, Town Engineer Tony Iadorola

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-** 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: 3-0-0 Motion approved**

4. **Approval of Minutes**

*June 18, 2014 – Special Meeting*

Correction: Change verbiage to read "Special Meeting"

Kirsten Bennett-O'Rourke Motioned to approve Minutes of June 18, 2014 with correction. Peter Greco seconded the motion. Vote taken:

**3-0-1 Motion Approved**

*July 16, 2014 Special Meeting*

Kirsten Bennett-O'Rourke Motioned to approve Minutes of July 16, 2014. Peter Greco seconded the motion. Vote taken:

**3-0-1 Motion Approved**

## **5. Correspondence / Communication**

### **MOTION**

Cynthia Zweig-Ross motioned to amend the agenda to add Old Business and review Attorney Strub's comments RE: Grandview Development. Peter Greco seconded the motion. Vote taken

**4-0-1 Motion Approved – Unanimous**

## **6. Public Comment**

None

### **BUSINESS ITEM:**

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

Mr. Jacques Proteau approached the Commission. Mr. Proteau distributed material to the Commission. Cynthia Zweig-Ross read a letter from Engineer Doug DiVesta outlining Mr. Proteau's proposal into the record. Mr. Proteau would like to shorten the common driveway.

Town Engineer Tony Iadorola approached The Commission. He explained he knew there was an intent to move the driveway. He will review the plans and provide a letter for the Commission at the next regular meeting.

### **MOTION**

Mr. Lehman motioned to pen the Application to the next regular meeting for comments from the Town Engineer. Mr. Greco seconded the motion. Vote taken:

**4-0-1 Motion Approved Unanimous.**

#### **POCD update and discussion**

### **MOTION**

Mr. Lehman motioned to postpone discussion to Standing Items. Mr. Greco seconded the motion. Vote taken:

**4-0-1 Motion Approved Unanimous.**

#### **Bond Reduction – Barn Brook Phase 1**

Attorney Tom Beecher representing Hearth Homes, LLC; Mr. Wayne Skelly and Mr. Bill DiTullio approached the Commission. Atty. Beecher explained they had a meeting with First Selectman Susan Chapman and Town Engineer Tony Iadorola. He explained currently the bond was set at \$58,900, he proposed the bond be reduced to \$38,900.00.

Cynthia Zweig-Ross asked for the Town Engineer's comments. Mr. Iadorola stated he concurred with Atty Beecher. He explained the inspections had been done and he was in agreement with the reduction.

### **MOTION**

Cynthia Zweig-Ross motioned to approve the bond reduction sending a letter to the Board of Selectmen. Kirsten Bennett-O'Rourke seconded the motion. Vote taken:

**4-0-1 Motion Approved Unanimous.**

## MOTION

Cynthia Zweig-Ross motioned to hear the Public Hearing prior to Old Business as Mr. Young is not present. Mr. Greco seconded the motion. Vote taken:

**4-0-1 Motion Approved Unanimous.**

## PUBLIC HEARING

### **Public Hearing – Barn Brook Phase II - 4 Elwell Rd, New Fairfield**

Attorney Beecher thanked Ms. Chapman, Mr. Iadorola and all the Boards and Commissions that helped them get to this point. He explained after last meeting there were three major issues.

1. Restrictions on when lot construction could start with relation to Elwell Road improvements. He felt an agreement had been reached.
2. Bond Amounts – Atty Beecher distributed revised bonding amounts.
3. Access to open space. He felt an agreement had been reached.

Cynthia Zweig-Ross asked for the Town Engineer's comments.

Mr. Iadorola stated at the present time he felt they had resolved the outstanding issues. Mr. Iadorola submitted two construction estimates that support the bond amounts he will recommend to the board. He recommended \$500,000 for construction and \$255,000 for the improvements on Elwell Road. He asked the documents be entered into the public record.

Mr. Iadorola explained he worked with the town attorney on the resolution. He felt the resolution had addressed all the issues he had, and he felt comfortable recommending the use of these documents.

Kirsten Bennett O'Rourke asked how the Open Space is accessed.

Atty. Beecher explained the developer had agreed to provide a 10' wide pedestrian easement for access. Atty Beecher also stated if the lot is sold the 10' access way will be conveyed to the town then, if it is not sold the access way will be addressed during the application process for phase 4. He also stated the original access is still there.

## PUBLIC COMMENT

None

## MOTION

Mr. Greco motioned to close the Public Hearing. Kirstin Bennett-O'Rourke seconded the motion. Vote taken:

**4-0-0 Motion Approved Unanimous.**

Mr. Greco expressed concern over approving the resolution without time to read. Mr. Iadorola submitted the final revision with all changes in red. The Commission reviewed. Cynthia Zweig-Ross reviewed the changes to the Elwell Road agreement and the final revisions to the Resolution for Phase II.

## MOTION

Kirsten Bennett-O'Rourke motioned to adopt and approve the final draft of the Resolution for Barn Brook Phase II noting it incorporates the Elwell Road Approval. Mr. Greco seconded the motion. Vote taken:

**4-0-1 Motion Approved Unanimous.**

## OLD BUSINESS

### **POCD Update and Discussion**

Cynthia Zweig-Ross reviewed the process of the Public Hearing. She explained the Commission would accept the final draft and forward to the Board of Selectmen.

**Grand View Development proposed consolidation of lots.**

Cynthia Zweig-Ross explained Attorney Strub's comments stated the matter should be sent back to ZEO. He felt there was no jurisdictional finding to be made by the Planning Commission.

Secretary to send letter to inform Mr. Young Planning Commission cannot make a recommendation and let him know he needs to bring his proposal before Zoning Board of Appeals.

**Adjournment**

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

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

Meeting adjourned at 8:40 p.m.

Respectfully submitted

Lyn Sheaffer

Planning Commission Secretary