



The Planning Commission

Town of New Fairfield
New Fairfield, Connecticut 06812

MINUTES

Regular Meeting

Monday, May 19, 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 - late arrival (8:05 pm)

Commissioners Absent: Mr. Paul Bruno

Alternates Present: Mr. Ernie Lehman

Alternates Absent: None

Guests Present: Kathy and Jacques Proteau

Wayne Skelly, Applicant Barn Brook Estates
Bill DiTullio, Applicant Barn Brook Estates
Mike Mazzucco, Civil Engineer
Peter Young
Brian Marshall, Applicant
Mike Looney

Town Officials Present: Susan Chapman, 1st Selectman, Wes Marsh, Finance Commission,
Anthony Iadarola, Town Engineer

Call to Order: 7:39 pm

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

Vote: 3-0-0 (Motion approved)

Pledge of Allegiance

Approval of Minutes

March 24, 2014- Regular meeting- Lisa Deldin made a motion to approve the minutes of the

March 24, 2014 regular meeting as presented. Kirsten Bennett-O'Rourke seconded the motion.

Vote: 4-0-0 (Motion approved)

Amendment of Minutes

Ernie Lehman noted on the second page of the March 24, 2014 minutes in the second to last paragraph, Standing Items, the grammatical wording should be changed from "it was noted" to "it should be noted".

Ernie Lehman made a motion to amend the minutes accordingly, Lisa Deldin seconded the motion

Vote: 4-0-0 (Motion approved)

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Correspondence and Announcements- None

Public Comment- None.

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)

Vice Chair Lisa Deldin opened the Public Hearing on Barn Brook Estates Subdivision Application Phase II

Civil Engineer Michael Mazzucco spoke of the project and showed revised maps of the proposed subdivision. He noted that the new maps showed proposed improvements to Elwell Road including drainage calculations. Mr. Mazzucco also provided verification to certified mailings to adjacent property owners. It was noted the resubdivision is of what was formerly Lot 4 in Phase 1. This totals 81 acres. The resubdivision shows 11 new lots, R88 zoned. No new open space is being designated as 38 acres were given to the town in Phase 1. Mr. Mazzucco spoke of a possible Phase 3 at a later date which would include the current designated Lots 12 and 13. Lot 10 is currently 45 acres and adjacent to open space.

Town Engineer Anthony Iadarola was present and provided a response along with his recommendations to the Wetlands Commission. Mr. Iadarola discussed the 10 ft Right of Way granted in Phase 1 was very restricted for public access as it goes through Wetlands, around large trees and stone walls. Mr. Iadarola discussed the potential of groundwater impact on the east side of Barn Brook Road, drainage, and the need for guide rails after shoulders on the road are in place. Mr. Iadarola discussed the safety concerns on Elwell Road with traffic. Mr. Iadarola recommended the road improvements should be completed. There is a bond in place.

Commissioner Peter Greco arrived at 8:05 pm.

Additional discussion included inspection fees and the agreed timeline from billing to payment.

Mr. Wayne Scully commented on the cost of improvements to Elwell Road totaling approximately \$250,000. and open space and right of way access requirements have already been met in Phase 1.

Mr. DiTuillo discussed completing the improvements to the Elwell road and stated typically the developer has a full year before the town accepts the road. He stated a bond is in place to cover those improvements. Mr. DiTuillo advised he would like to discuss the Subdivision Resolution with Land Use Attorney James Strub.

Mr. Iadarola explained the process of improving Elwell Road.

The applicant is currently in front of the Zoning Board of Appeals in order to get a variance.

There was a discussion of the grading and drainage of the property.

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Lisa Deldin made a motion to continue the public hearing up to an additional 30 days, Kirsten Bennett-O'Rourke seconded the motion
Vote 5-0-0 (Motion approved)

Subdivision Dated September 16, 1931 - Property Location Coolidge St, New Fairfield, CT

Mr. Peter Young discussed the proposed changes included in the Estate of William Kaeser combining lots 17, 18, 19, 20, and 21 into one building lot. . Lots 22, 23, 24, and 25 into one building lot. Lots 1, 2, 3, 4 and 5 into one building lot. Combining Lots 6,7,8,9 into one building lot. Combining lot 10, 11, 12, 13, 14, 15, and 16 into one building lot. Combining lots 26, 27, 28, 29 and 30 into one building lot. Combining Lots 31, 32, 33, 34 and 35 into one building lot . The Lots are on Coolidge Street. The zone is 1 acre lots. All Septic designs are completed.

Chairman Cynthia Ross Zweig recommended the matter be referred to our Land Use Attorney James Strub.

Wild Turkey Estates

Jacque and Kathy Proteau discussed the grading and septic changes as well as a common driveway proposal for 2 separate driveways. Town Engineer Anthony Iadarola discussed the need to have new plans showing the two separate driveways.

Proposed change in Zoning Regulations 3.04B and 3.04G

Brian Marshall from 16 Sunswept 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

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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.

Ernie Lehman 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. Lisa Deldin seconded the motion.

Vote 5-0-0 (Motion approved)

OLD BUSINESS

Discussion of the Plan of Conservation and Development

Wes Marsh discussed comments from the Finance Commission members regarding the proposed POCD. Member suggestions included combing of department goals, improvement of Town Building, improvements to recreational areas and Town Center

Mike Looney from the firm of Milone and MacBroom noted that the final draft of the Plan of Conservation and Development should be completed by July. Potential Public Hearing date on the POCD would be July 28, 2014.

Lisa Deldin made a motion to approve invoice 67190 dated 5/18/14 n the amount of \$600.00 from Milone and MacBroom to the 1st Selectman's office for approval of payment. Ernie Lehman seconded the motion,
Vote 5-0-0 (Motion approved)

Open Subdivision Log

Kirsten Bennett-O'Rourke provided the commission with an up to date subdivision log. Status changes were noted on Red Fox Crossing and Barn Brook Estates.

STANDING ITEMS

Review and update on the POCD phased timeline

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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 – Kirsten Bennett-O'Rourke made a motion to adjourn the meeting at 9:49pm. Lisa Deldin seconded the motion.

Vote 5-0-0 (Motion approved)

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Received for Record MAY 28 2014
at 2 h 49 m P M and recorded by
Pamela J. Dohan
Pamela J. Dohan, Town Clerk, New Fairfield, CT