



# The Planning Commission

Town of New Fairfield

New Fairfield, Connecticut 06812

## MINUTES

### Regular Meeting

Monday, August 26, 2013

Community Room at 33 Route 37

New Fairfield, CT 06812

- Commissioners Present:** Ms. Cynthia Ross-Zweig, Chair  
Ms. Lisa Deldin  
Mr. Peter Greco
- Commissioners Absent:** Mr. Paul Bruno  
Mr. Robert Murtha
- Alternates Present:** Ms. Kirsten Bennett-O'Rourke
- Alternates Absent:** None
- Guests Present:** Mr. Mike Looney, Milone and MacBroom  
Ms. Carly Myers, Milone and MacBroom  
Mr. Paul Fagan, Engineer- Weldon Woods subdivision  
Mr. Edward Hannafin, Attorney-Weldon Woods subdivision  
Mr. Ralph Gallagher, Engineer-Weldon Woods subdivision  
Mr. Jacques Proteau-Wild Turkey Estates
- Town Officials Present:** None
- Call to Order** 7:40 pm

### **Pledge of Allegiance**

### **Elevation of Alternates**

Lisa Deldin made a motion to elevate Kirsten Bennett-O'Rourke as a full voting member for the purpose of tonight's meeting. Peter Greco seconded the motion.

**Vote 3-0-0 (Motion approved)**

### **Approval of Minutes**

July 22, 2013- Lisa Deldin made a motion to approve the minutes of the July 22, 2013 regular meeting as presented. Kirsten Bennett-O'Rourke seconded the motion.

**Vote: 3-0-1 (Motion approved-Peter Greco abstained)**

### **Correspondence and Announcements**

Chairman Cynthia Ross-Zweig noted that all correspondence received relates to items on the agenda and will be discussed during the meeting.

### **Public Comment**

Ralph Gallagher noted that the commission's email through the town's website is not working. The board secretary will look into this.

### **NEW BUSINESS**

#### **Spruce Ridge Estates- Bond Recommendation**

Chairman Cynthia Ross-Zweig read a letter from Town Engineer Tony Iadarola regarding the common driveway that was part of the subdivision approval for Spruce Ridge subdivision. In the letter, Mr. Iadarola recommended a bond for this common driveway to be set at \$44,900.00. ( A copy of this letter to be attached to the minutes of this meeting).

Lisa Deldin made a motion to recommend to the Board of Selectmen a bond increase for Spruce Ridge Estates from \$29,950 to \$44,900 based on the recommendation from Town Engineer Tony Iadarola. Peter Greco seconded the motion.

**Vote 4-0-0 (Motion approved)**

#### **Weldon Woods subdivision**

Engineer Paul Fagan and Attorney Ed Hannafin presented the commission with a proposal to combine lots 5, 6, 7 & 8 on Weldon Woods Road into two lots. Under this proposal, lot 5 will receive a piece of lot 6 and the rest of lot 6 will go to lots 7 and 8. A map was presented with both the original and proposed lots and it was noted that this proposal has been approved by the Health Department and the Inlands/Wetlands Commission.

Lisa Deldin made a motion to approve the revision of the map for lots 5, 6, 7 & 8 on Weldon Woods. Kirsten Bennett-O'Rourke seconded the motion.

**Vote 4-0-0 (Motion approved)**

#### **Addition to Agenda**

Cynthia Ross-Zweig made a motion to add "Weldon Woods subdivision application" for applicant Dean Scampono to the agenda for tonight's meeting. Lisa Deldin seconded the motion.

**Vote 4-0-0 (Motion approved)**

#### **Weldon Woods subdivision- Scampono**

Engineer Ralph Gallagher spoke on behalf of applicant Dean Scampono regarding an application for a new subdivision on Weldon Woods Road. This application refers to a 4.08 parcel that will be subdivided into two lots of two acres each.

Cynthia Ross-Zweig spoke of the subdivision regulations and noted that a Public Hearing must be held for this subdivision. There was a discussion of publication deadlines for the Public Hearing. It was decided that the Public Hearing will be held on Monday, September 23<sup>rd</sup> at 7:30pm immediately preceding the regular Planning Commission meeting on September 23<sup>rd</sup>. A publication will be put into the *Citizen News* on Wednesday, September 11<sup>th</sup> and Wednesday, September 18<sup>th</sup>.

The commission discussed the possibility of walking the property and will hold a special meeting in order to do so on Sunday, September 22<sup>nd</sup> at 9:00am.

Lisa Deldin made a motion to accept the subdivision application and to hold a Public Hearing regarding said subdivision application on Monday, September 23<sup>rd</sup> at 7:30pm. Kirsten Bennett-O'Rourke seconded the motion

**Vote 4-0-0 (Motion approved)**

#### **Wild Turkey Estates**

Jacques Proteau from Wild Turkey Estates presented the commission with an informal map and a proposal to split the driveway to make two driveways instead of one. The width for the driveways

would remain the same. The commission asked Mr. Proteau to come back to the next meeting with a formal map showing the two separate driveways.

## **OLD BUSINESS**

### **Discussion of the POCD- Milone and MacBroom**

Carly Myers and Mike Looney from Milone and MacBroom gave a presentation about the Plan of Conservation and Development and spoke of the Natural Resources, Parks and Open Space and Economic and Fiscal Indicators for New Fairfield and how they will affect planning for the town. Specific topics included the topography of New Fairfield and seasonal residents and recreation and how it affects New Fairfield. There was a brief discussion of small businesses and limited opportunities for commercial growth.

### **Discussion of the Milone and MacBroom invoice**

There was a question regarding an invoice received from Milone and MacBroom. Michael Looney noted that he will check with the Finance Department at Milone and MacBroom and get back to the commission.

### **Update on open subdivision log**

The commission decided to table this item until the next regular meeting.

## **STANDING ITEMS**

### **Review and update of POCD timeline**

There was a discussion of having a Public Workshop survey through Survey Monkey to get a flavor of what the public is thinking. Mike Looney noted that he can provide the commission with questions for this survey by September 4<sup>th</sup>.

It was decided that the Public Hearing for the Plan of Conservation and Development will be held on Saturday, October 5<sup>th</sup> from 10am to 12noon. The location for this meeting will be determined at a later date.

It was noted that the goal for the commission is to complete the Plan of Conservation and Development by March 2014.

**Adjournment** – Lisa Deldin made a motion to adjourn the meeting at 9:25pm. Kirsten Bennett-O'Rourke seconded the motion.

**Vote 4-0-0 (Motion approved)**