



The Planning Commission

Town of New Fairfield

New Fairfield, Connecticut 06812

MINUTES

Regular Meeting

Monday, September 23, 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 (arrived 7:43pm)
- Alternates Absent:** None
- Guests Present:** Mr. Wayne Skelly, Barn Brooks Estates
Mr. Ralph Gallagher, Engineer-Weldon Woods subdivision
Mr. Dean Scampane, Applicant-Weldon Woods subdivision
- Town Officials Present:** None
- Call to Order:** 7:37 pm

Pledge of Allegiance

Approval of Minutes

August 26, 2013- Regular meeting- Peter Greco made a motion to approve the minutes of the August 26, 2013 regular meeting as presented. Lisa Deldin seconded the motion.

Vote: 3-0-0 (Motion approved)

September 11, 2013- Special meeting- Lisa Deldin made a motion to approve the minutes of the September 11, 2013 special meeting as presented. Peter Greco seconded the motion.

Vote: 3-0-0 (Motion approved)

Correspondence and Announcements

Chairman Cynthia Ross-Zweig noted that the commission received a letter from the Inland/Wetlands Commission regarding the resubdivision for Weldon Woods.

Cynthia Ross-Zweig noted that the commission received a revised invoice from Milone and MacBroom and will review it later in the meeting.

Public Comment- None

OLD BUSINESS

Addition to the Agenda

Cynthia Ross-Zweig made a motion to add “Discuss and possibly vote on bond reduction for Barn Brook Estates” on tonight’s agenda. Peter Greco seconded the motion.

Vote: 3-0-0 (Motion approved)

Bond reduction for Barn Brook Estates

Cynthia Ross-Zweig read an email from applicant Wayne Skelly from Barn Brook Estates asking for a bond reduction for Barn Brook Estates from \$175,000 to \$35,000.

Cynthia Ross-Zweig read an email dated September 23rd from Town Engineer Tony Iadarola regarding Barn Brook Estates noting that he has not had a chance to make a field visit to Barn Brooks Estates and suggested that the commission table this item until the next regular meeting.

Peter Greco made a motion to table the request for the bond reduction for Barn Brook Estates until further information is received from the Town Engineer Tony Iadarola. Lisa Deldin seconded the motion.

Vote: 3-0-0 (Motion approved)

Elevation of Alternates

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

Vote 3-0-0 (Motion approved)

Public Hearing- Weldon Woods resubdivision

Peter Greco made a motion to open the Public Hearing regarding the Weldon Woods resubdivision. Lisa Deldin seconded the motion.

Vote 4-0-0 (Motion approved)

It was noted that notification of this Public Hearing was published in the September 11, 2013 and September 18, 2013 editions of the *Citizen News*.

Engineer Ralph Gallagher spoke on behalf of applicant Dean Scampono regarding the approval of the resubdivision of lot 13 (corner of Sunswept and Weldon Woods Rd). The lot is currently consists of 4.087 acres and it is proposed that this will be subdivided into two- 2 acre lots. The lots will be referred to lot 13R and lot 13A. This application has received approval from the Inlands/Wetlands Commission, the Health Department and the Zoning Commission.

Chairman Cynthia Ross-Zweig read a memo dated September 23, 2013 from Michael McCarthy from the New Fairfield Health Department noting that the Health Department has no objection to the division of the property.

Cynthia Ross-Zweig read a letter dated September 13, 2013 from the New Fairfield Inlands/Wetlands Conservation Commission noting that this application has been approved.

Members of the Planning Commission asked questions of Mr. Gallagher regarding drainage issues for the property.

Lisa Deldin made a motion to close the Public Hearing regarding the Weldon Woods resubdivision. Peter Greco seconded the motion.

Vote 4-0-0 (Motion approved)

Lisa Deldin made a motion to accept the Resubdivision for 16 Weldon Woods Road (36 Sunswept Drive) of lot 13 into two lots known as lot 13R and lot 13A. Peter Greco seconded the motion.

Vote 4-0-0 (Motion approved)

Discussion of Plan of Conservation and Development

Cynthia Ross-Zweig read an email that she received from Consultant Mike Looney from Milone and MacBroom. He received a list of addresses for residents in New Fairfield in order to send postcards notifying them of the POCD workshop that will be held on Saturday, October 5, 2013. The email also noted that a ¼ page advertising the workshop will be in both the printed and on-line version of the *Danbury News Times* from Thursday, September 26th through Sunday, September 29th. The workshop will be held on Saturday, October 5th at the Community Room at 33 Route 37 from 10am to 12 noon.

Lisa Deldin made a motion to recommend to the BOS approval of invoice #64745 dated September 10, 2013 in the amount of \$5,025.00 for Milone and MacBroom for the Plan of Conservation and Development. Peter Greco seconded the motion.

Vote 4-0-0 (Motion approved)

POCD Timeline

The commission decided that the next public workshop for the Plan of Conservation and Development should be held in early December. The commission tentatively decided to hold the second public hearing on Saturday, December 7th.

Review and update subdivision log

The commission briefly discussed the open subdivision log and noted that Barn Brooks Estates will be added to the subdivision list.

Adjournment – Kirsten Bennett-O'Rourke made a motion to adjourn the meeting at 8:24pm. Lisa Deldin seconded the motion. **Vote 4-0-0 (Motion approved)**