



# The Planning Commission

Town of New Fairfield

New Fairfield, Connecticut 06812

## MINUTES

### Regular Meeting

Monday, October 28, 2013

Community Room at 33 Route 37

New Fairfield, CT 06812

- Commissioners Present:** Ms. Cynthia Ross-Zweig, Chair  
Ms. Lisa Deldin
- Commissioners Absent:** Mr. Paul Bruno  
Mr. Peter Greco  
Mr. Robert Murtha
- Alternates Present:** Ms. Kirsten Bennett-O'Rourke
- Alternates Absent:** None
- Guests Present:** Mr. Wayne Skelly, Barn Brooks Estates  
Mr. Michael Looney, Milone and MacBroom  
Ms. Carly Myers, Milone and MacBroom
- Town Officials Present:** First Selectman Susan Chapman  
Mr. Ken Chapman, BOE member
- Call to Order:** 7:34 pm

### Pledge of Allegiance

**Appointment of Alternates-** Lisa Deldin made a motion to elevate Kirsten Bennett-O'Rourke to a full member for the purpose of this meeting. Cynthia Ross-Zweig seconded the motion.

**Vote: 2-0-0 (Motion approved)**

### Approval of Minutes

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

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

**September 23, 2013-** Regular meeting- Kirsten Bennett-O'Rourke made a motion to approve the minutes of the September 23, 2013 regular meeting as presented. Lisa Deldin seconded the motion.

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

**October 5, 2013-** Public Workshop- Kirsten Bennett-O'Rourke made a motion to approve the minutes of the October 5, 2013 Public Workshop as presented. Lisa Deldin seconded the motion.

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

### **Correspondence and Announcements**

Chairman Cynthia Ross-Zweig read a letter that was sent by the Planning Commission to Applicant Dean Scampone regarding the resubdivision of 16 Weldon Woods Road.

Chairman Cynthia Ross-Zweig spoke of a letter addressed to the Planning Commission from First Selectman Susan Chapman asking the Planning Commission to consider drawing down on the bond for Wild Turkey Estates. This will be added to tonight's agenda.

**Public Comment**- None

### **Addition to the Agenda**

Cynthia Ross-Zweig made a motion to add "Discuss and possibly vote on Draw Down on bond for Wild Turkey Estates" on tonight's agenda. Kirsten Bennett-O'Rourke seconded the motion.

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

### **Draw down of bond for Wild Turkey Estates**

Chairman Cynthia Ross-Zweig read a letter addressed to the Planning Commission from First Selectman Susan Chapman asking for the Planning Commission to approve a draw down of the bond for Wild Turkey Estates. First Selectman Chapman explained that \$2,304.00 is owed to the town for engineering fees for Wild Turkey Estates. There have been many attempts to collect these fees.

Lisa Deldin made a motion to recommend to the Board of Selectmen reducing the bond for Wild Turkey Estates by drawing down \$2,304.00 from the current bond of \$88,000.00 due to money owed the town for engineering fees. Kirsten Bennett-O'Rourke seconded the motion.

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

### **Bond reduction for Barn Brook Estates**

Chairman Cynthia Ross-Zweig read a letter from the Town Engineer Tony Iadarola regarding a request from Mr. Wayne Skelly from Barn Brook Estates. Mr. Skelly asked for a bond reduction of \$116,100 from the current bond of \$175,000 leaving a balance of \$58,900. In the letter, Mr. Iadarola noted that he has inspected the property and recommended granting the request to reduce the bond.

Lisa Deldin made a motion to reduce the bond for Barn Brook Estates by \$116,100.00 thus leaving the \$175,000.00 bond with a balance of \$58,900.00. Kirsten Bennett-O'Rourke seconded the motion.

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

### **Discussion of the Plan of Conservation and Development**

Mike Looney and Carly Myers from the firm of Milone and MacBroom spoke of the progress to date of the Plan of Conservation and Development. Mr. Looney spoke of the Community Facilities Memorandum and the workshop that was held on Saturday, October 5<sup>th</sup>. Main topics regarding the POCD include public safety and water supply. There was a discussion of storage facilities for the vehicles of the Public Works Department. There was a discussion of the changes in school enrollment and how that would affect the growth of the town. Traffic patterns were also discussed as well as concerns regarding the library and space issues for Town Hall and the Annex.

Carly Myers spoke of the results of the survey of New Fairfield residents given online through Survey Monkey. To date, 107 responses were received. The survey will be available online until the completion of the next workshop. Important matters discussed in the survey include the desire for sidewalks in town as well as more readily available public transportation. Ms. Myers spoke of the survey and how it affects short term, medium term and long term planning.

It was decided that another Public Workshop will be held in December. The commission will check to see if Tuesday, December 3<sup>rd</sup> would be a feasible date. Another mailing will be sent from the consultants to residents in the near future.

**Payment of Invoices for Plan of Conservation and Development**

Cynthia Ross-Zweig made a motion to forward Invoice #64985 in the amount of \$4,125.00 to the Board of Selectmen for payment to the firm of Milone and MacBroom for work done on the Plan of Conservation and Development. Lisa Deldin seconded the motion.

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

Cynthia Ross-Zweig made a motion to forward Invoice #64381 in the amount of \$10,625.00 to the Board of Selectmen for payment to the firm of Milone and MacBroom for work done on the Plan of Conservation and Development. Lisa Deldin seconded the motion.

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

**Update of open subdivision log**

Kirsten Bennett-O'Rourke spoke of a chart that she put together regarding open subdivisions. There was a list of vacant lots and lots that are currently under construction. Kirsten Bennett-O'Rourke will continue to update this log and will send to the other members once it is complete.

**Approval of the 2014 Calendar of Meetings**

Lisa Deldin made a motion to approve the 2014 Calendar of Meeting for the Planning Commission as presented. Kirsten Bennett-O'Rourke seconded the motion.

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

**Adjournment** – Lisa Deldin made a motion to adjourn the meeting at 8:49pm. Kirsten Bennett-O'Rourke seconded the motion.

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