



The Planning Commission

Town of New Fairfield

New Fairfield, Connecticut 06812

MINUTES

Regular Meeting

Monday, March 26, 2012

New Fairfield Library Conference Room

- Commissioners Present:** Ms. Cynthia Ross-Zweig, Chair
Mr. Mike Daood, Vice Chair
Mr. Paul Bruno
Ms. Lisa Deldin
- Commissioners Absent:** Mr. Robert Murtha
- Alternates Present:** Mr. Peter Greco
Ms. Kirsten Bennett-O'Rourke
- Alternates Absent:** None
- Guest Present:** Mr. Bill McCann (New Fairfield Land Trust)
Mr. Wayne Skelly (Barn Brook Estates)
Mr. Bill DiTullio (Barn Brook Estates)
Mr. Michael Mazzucco (Barn Brook Estates)
- Town Officials Present:** None
- Call to Order:** 7:30 pm

Pledge of Allegiance

Elevation of Alternates

Mike Daood made a motion to elevate Peter Greco as a regular member for the purposes of tonight's meeting. Lisa Deldin seconded the motion.

Vote: 4-0-0 (Motion approved)

Approval of Minutes

February 27, 2012- Mike Daood made a motion to approve the minutes of the February 27, 2012 meeting as presented. Lisa Deldin seconded the motion.

Vote: 5-0-0 (Motion approved)

Correspondence and Announcements- None

Public Comment- None

Public Hearing

Chairman Cynthia Ross-Zweig read Section 10 & 11 (Bylaws for Public Hearings) of the subdivision regulations.

Mike Daood made a motion to open the Public Hearing regarding Barn Brook Estates. Cynthia Ross-Zweig seconded the motion.

Vote: 5-0-0 (Motion approved)

Mike Daood read the Legal Notice that was published in the March 14th and March 21st editions of the *Citizen News*. Mr. Daood showed the proposed lots on the map.

It was noted in the bylaws that both opponents and proponents of the subdivisions should be allowed to speak at the Public Hearing and have equal time.

Mike Daood asked any opponents of the subdivision to speak regarding the project. No opponents spoke.

Michael Mazzucco spoke on behalf of the applicants Hearth Home Builders and presented the board with proof of mailing to adjoining property owners. The application is for a four lot subdivision on Elwell Road. There will be three lots and a larger fourth lot that will contain the barn. Mr. Mazzucco showed several maps of the property and noted that soil testing has been done on all lots. The Inland/Wetlands commission asked that the applicant do some plantings around the detention basin and they are exploring several options regarding this.

There was a brief discussion of the common driveway and the intersection of Elwell Road and Route 37. Mr. Mazzucco noted that Town Engineer Tony Iadarola noted that a realignment of the intersection was necessary. This will be reviewed further with the Town Engineer at a meeting on April 13th.

Gary Mead asked whether these homes were interior lots. Mr. Mazzucco explained that they were.

Mike Daood made a motion to have a continuation of the Public Hearing until the April 23, 2012 Planning Commission meeting. Peter Greco seconded the motion.

Vote: 5-0-0 (Motion approved)

March 25th Special meeting

Cynthia Ross-Zweig noted that the commission met on Sunday, March 25th to walk the property for the proposed subdivision. There was a discussion of the entrance and exit to the subdivision and the intersection. It was discussed if the roads should be "one way". The commission noted that there are some rock walls on the property that they would like to keep them if possible.

Recess

Mike Daood made a motion to take a five minute recess at 8:12pm. Lisa Deldin seconded the motion.

Vote: 5-0-0 (Motion approved)

The board came back at 8:16pm.

NEW BUSINESS

Open Space Procedures- Mike Daood noted that he spoke with Selectman Susan Chapman regarding the New Fairfield Land Trust's interest in obtaining the open space from the Barn Brook Estates subdivision. It was suggested that the commission contact Land Use Attorney Jim Strub regarding the procedure for this. Mike Daood read an e-mail from Mr. Strub. The process is that the Planning Commission would need to give an 8-24 referral and the acquisition needs to be approved at a Town Meeting called by the BOS. There was a discussion about this particular piece of property and Lisa Deldin offered to check the title on this property.

There was a brief discussion of the zoning for this subdivision and the amount of property needed for each house.

STANDING ITEMS

Alternate vacancy on Planning Commission- Chairman Cynthia Ross-Zweig encouraged members to check with their friends and neighbors to see if anyone is interested in the open alternate space on the Planning Commission.

Plan of Conservation and Development

Cynthia Ross-Zweig noted that the commission received three e-mails regarding RFPs for the Plan of Conservation and Development Consultant and noted that she responded to the e-mails and encouraged them to submit bids.

There was a discussion of the budget for the Plan of Conservation and Development. Cynthia Ross-Zweig noted that there will be a meeting with the BOS regarding the POCD once the town budget is finalized.

Kirsten Bennett-O'Rourke noted that she and Lisa Deldin are working on putting together a summary of all the open subdivisions and will report back information at the next meeting.

Adjourn – Mike Daood made a motion to adjourn the meeting at 8:49 pm. Lisa Deldin seconded the motion. **Vote 5-0-0 (Motion approved)**