



The Planning Commission

Town of New Fairfield

New Fairfield, Connecticut 06812

MINUTES

Regular Meeting

Monday, April 23, 2012

Town Hall Conference Room

- Commissioners Present:** Mrs. Cynthia Ross-Zweig, Chair
Mr. Mike Daood, Vice Chair
Mr. Robert Murtha
- Commissioners Absent:** Mr. Paul Bruno
Ms. Lisa Deldin
- Alternates Present:** Ms. Kirsten Bennett-O'Rourke
Mr. Peter Greco
- Alternates Absent:** None
- Town Officials Present:** None
- Call to Order:** 7:31 pm
- Guests Present** Mr. Wayne Skelly, Barn Brook Estates
Mr. Bill DiTullio, Barn Brook Estates
Mr. Michael Mazzucco, Engineer Barn Brook Estates
Mr. Bill McCann, New Fairfield Land Trust
Mr. Dusty Martin, New Fairfield Land Trust

Pledge of Allegiance

Elevation of Alternates: Mike Daood made a motion to elevate Peter Greco to a full voting member for the purpose of this meeting. Bob Murtha seconded the motion.

Vote: 3-0-0 (Motion approved)

Approval of Minutes

March 26, 2012- Mike Daood made a motion to approve the minutes of March 26, 2012 regular meeting as presented. Peter Greco seconded the motion.

Vote: 4-0-0 (Motion approved)

Correspondence and Announcements

Mike Daood read a letter sent from Chairman Cynthia Ross-Zweig to all board and commissions in town notifying them of the Public Hearing regarding Barn Brook Estates.

Mike Daood noted that there were two inquiries from the website regarding the RFP for a consultant for the Plan of Conservation and Development.

Mike Daood read an e-mail that was received via the website asking if there are proposed changes for Beaver Bog Road as there is a lot of surveying being done to a property there.

Public Comment

Bill McCann from the New Fairfield Land Trust spoke of the Land Trust's desire to obtain Open Space from the Barn Brook Estates subdivision. Mr. McCann provided the commission with a map that shows the spaces for the Open Space. Mike Daood noted that he called Paul Hiro and received a map from 2007.

Mike Daood noted that he spoke with Tom Quigley from the Inland/Wetlands Commission and will send contact information for a firm that does mapping.

Public Hearing

Mike Daood made a motion to reopen the Public Hearing regarding the Barn Brook Estates subdivision. Bob Murtha seconded the motion. **Vote 4-0-0. (Motion approved)**

Michael Mazzucco spoke of the Barn Brook Estates subdivision and asked that the public hearing be kept open for an additional 35 days. He went over the plans for the subdivision and also noted that he and the applicants met with two members of the Inland/Wetlands Commission (Tom Quigley and Gerry Schwalbe), Town Engineer Tony Iadarola and Director of Health Tim Simpkins. The Inland/Wetlands Commission was concerned about the northern entrance of Elwell Road by Warwick Road. There will be a meeting of the Inland/Wetland Commission on Tuesday, April 24th at 7:15pm where this subdivision will be discussed.

Mr. Mazzucco presented a letter from Town Engineer Tony Iadarola. There was also a letter presented to the board from Town Sanitarian Mike McCarthy and Health Director Tim Simpkins.

Bill McCann from the New Fairfield Land Trust asked about the 10-foot wide easement and the possibility of parking at the Open Space area.

Discussion of Open Space mapping

There was a discussion of the proposed Open Space for the Barn Brooks Estates subdivision and spoke of the possibility of sidewalks.

Extension of Public Hearing

Mike Daood made a motion to extend the Public Hearing regarding Barn Brook Estates to 35 days from today's meeting. Bob Murtha seconded the motion. **Vote 4-0-0. (Motion approved)**

Mike Daood made a motion to revise the Public Hearing completion date until June 4, 2012. Bob Murtha seconded the motion. **Vote 4-0-0. (Motion approved)**

Mike Daood made a motion to have continuation of Public Hearing on May 21, 2012 at the regularly scheduled Planning Commission meeting. Bob Murtha seconded the motion. **Vote 4-0-0. (Motion approved)**

Workshops regarding subdivisions, five-year plan and yearly commission goals as they relate to the Plan of Conservation and Development

Kirsten Bennett O'Rourke noted that she and Lisa Deldin are in the process of updating the list of subdivisions in town.

Mike Daood spoke of the town's proposed budget for 2012-2013 which includes a capital expenses for a consultant for the Plan of Conservation and Development.

Cynthia Ross-Zweig noted that she and Mike Daood attended the Board of Selectmen meeting on April 12th and spoke about giving the Open Space land for Barn Brook Estates to the New Fairfield Land Trust. It was noted that the BOS must vote to accept the Open Space land and then it must go to a Town Meeting.

Cynthia Ross-Zweig noted that the Planning Commission would like to have a workshop with the BOS to discuss the Plan of Conservation and Development.

NEW BUSINESS

Open Space Procedures- No report

STANDING ITEMS

Alternate Vacancy on Planning Commission

Chairman Cynthia Ross-Zweig asked the commission members to ask friends and neighbors to see if anyone is interested in becoming an alternate member of the Planning Commission.

Plan of Conservation and Development Presentation

Cynthia Ross-Zweig noted that it is hopeful that bids for a consultant for the Plan of Conservation and Development will be in by the end of the month.

Adjourn – Bob Murtha made a motion to adjourn the meeting at 8:35pm. Peter Greco seconded the motion. **Vote 4-0-0. (Motion approved)**