



The Planning Commission

Town of New Fairfield

New Fairfield, Connecticut 06812

MINUTES

Regular Meeting

Monday, May 21, 2012

New Fairfield Library Conference Room

Commissioners Present: Ms. Cynthia Ross-Zweig, Chair
Ms. Lisa Deldin
Mr. Robert Murtha

Commissioners Absent: Mr. Mike Daood, Vice Chair
Mr. Paul Bruno

Alternates Present: Mr. Peter Greco

Alternates Absent: Ms. Kirsten Bennett-O'Rourke

Guest Present: Mr. Tony Iadarola (Town Engineer)
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)
Mr. Ralph Gallagher (Engineer- Austin Woods)

Town Officials Present: Selectman Susan Chapman

Call to Order: 7:34 pm

Pledge of Allegiance

Elevation of Alternates

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

Vote: 3-0-0 (Motion approved)

Approval of Minutes

April 23, 2012- Peter Greco made a motion to approve the minutes of the April 23, 2012 meeting as presented. Bob Murtha seconded the motion.

Vote: 3-0-1 (Motion approved- Lisa Deldin abstained)

Correspondence and Announcements- Will be discussed as they come up on the agenda

Public Comment - None

OLD BUSINESS

Barn Brook Estates

Lisa Deldin made a motion to reopen the Public Hearing regarding Barn Brook Estates. Bob Murtha seconded the motion.

Vote: 4-0-0 (Motion approved)

Cynthia Ross-Zweig spoke of three letters that the Commission received regarding Barn Brook Estates:

- A letter from Engineer Michael Mazzucco dated April 23, 2012 granting an extension of 35 days for the Public Hearing for Barn Brook Estates
- A letter from Zoning Enforcement Officer Maria Horowitz asking questions regarding Barn Brook Estates

Cynthia Ross-Zweig read a letter dated April 20, 2012 from Town Engineer Tony Iadarola expressing concerns regarding Barn Brook Estates.

Engineer Michael Mazzucco presented the commission with a declaration of common driveway and a follow-up letter from Town Engineer Tony Iadarola dated May 18, 2012 and noted that most of the concerns addressed in the April 20th letter have been addressed. Mr. Mazzucco noted that the plans have been revised further and approval has been granted from the Inlands/Wetlands Commission. Mr. Mazzucco provided the commission with six sets of revised plans. The detention basin has been modified and options for the bridge are being evaluated.

Mr. Mazzucco noted that the applicant is working with the town as to who will receive the Open Space and noted that the applicant has agreed to set up a Homeowner's Association. A bond estimate has been submitted.

Town Engineer Tony Iadarola spoke of the following:

- A new letter dated May 18, 2012 has been submitted by the Town Engineer noting that many of the concerns have been addressed.
- The remaining items include:
 - Set backs for the development
 - The formation of a Homeowner's Association
 - A subdivision map must show all of the easements
 - The type of bridge must be decided
 - Spoke of bond estimate
- Public improvements include the relocation of a telephone pole

Resident Kevin Morgan asked about the common driveway.

Lisa Deldin made a motion to close the Public Hearing regarding Barn Brook Estates. Bob Murtha seconded the motion.

Vote: 4-0-0 (Motion approved)

Cynthia Ross-Zweig noted that the Commission will make a decision regarding Barn Brook Estates at their next regular meeting on June 25, 2012.

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

Lisa Deldin noted that Kirsten Bennett-O'Rourke spoke with some of the contractors regarding open subdivisions and filled out some information.

Peter Greco noted that he will meet with Paul Bruno to go over the yearly commission goals and the Plan of Conservation and Development. Mr. Greco will check with the BOS to find a mutual convenient date for a workshop.

NEW BUSINESS

Austin Woods Bond

Cynthia Ross-Zweig read a letter from Town Engineer Tony Iadarola to First Selectman John Hodge dated May 11, 2012 regarding Austin Woods private common driveway and the lack of response. Mr. Iadarola recommended that the bond for Austin Woods be pulled.

Town Engineer Tony Iadarola spoke of the project and recommended pulling of the bond. Selectman Susan Chapman spoke of the project and asked that the BOS have the option to pull the bond and noted that this can be leverage to give incentive to the applicant to get the work done.

Engineer Ralph Gallagher spoke of the project and gave a brief background. A new surveyor has been retained for this project and it is hopeful that this will be completed shortly.

Owner Joe Romanello spoke of the project and noted that no construction started on the project until 2010. The first survey was done incorrectly and a new surveyor has been hired and work has been progressing on this project and it is hopeful that this can be done within a couple of weeks.

Bob Murtha made a motion to recommend to the Board of Selectmen the pulling of the bond for Austin Woods. Lisa Deldin seconded the motion.

Vote: 4-0-0 (Motion approved)

New Fairfield Land Trust- Open Space Discussion

Bill McCann from the New Fairfield Land Trust showed a map regarding Open Space for Barn Brook Estates and identified areas that were Land Trust properties.

STANDING ITEMS

Alternate Vacancy on the Planning Commission

Cynthia Ross-Zweig reminded members that there is an open alternate position on the Planning Commission.

Review of RFP bids received

Cynthia Ross-Zweig noted that the commission received six bids for the consultant for the POCD. Ms. Ross-Zweig brought information received for these bids and asked members to review the information before the next regular meeting.

Adjourn – Bob Murtha made a motion to adjourn the meeting at 8:57 pm. Cynthia Ross-Zweig seconded the motion. **Vote 4-0-0 (Motion approved)**