



The Planning Commission

Town of New Fairfield

New Fairfield, Connecticut 06812

MINUTES

Regular Meeting

Monday, June 25, 2012

Town Hall Conference Room

- Commissioners Present:** Mrs. Cynthia Ross-Zweig, Chair
Mr. Mike Daood, Vice Chair
Mr. Paul Bruno
Ms. Lisa Deldin
- Commissioners Absent:** Mr. Robert Murtha
- Alternates Present:** Ms. Kirsten Bennett-O'Rourke
Mr. Peter Greco
- Alternates Absent:** None
- Guest Present:** Mr. Wayne Skelly (Barn Brook Estates)
Mr. Bill DiTullio (Barn Brook Estates)
Mr. Michael Mazzucco (Barn Brook Estates)
- Town Officials Present:** Mr. Tony Iadarola, Town Engineer
- Call to Order:** 7:37 pm

Pledge of Allegiance

Elevation of Alternates

Mike Daood made a motion to elevate Kirsten Bennett-O'Rourke and Peter Greco to full members for the purpose of tonight's meeting. Lisa Deldin seconded the motion.

Mike Daood made a motion to amend the previous motion to note that Kirsten Bennett-O'Rourke will act as a full member until Paul Bruno arrives. Lisa Deldin seconded the motion.

Vote to amend motion: 3-0-0 (Motion approved)

Vote on motion as amended: 3-0-0 (Motion approved)

Approval of Minutes

May 21, 2012- Peter Greco made a motion to approve the minutes of the May 21, 2012 meeting as presented. Lisa Deldin seconded the motion.

Vote: 4-0-1 (Motion approved- Mike Daood abstained)

Correspondence and Announcements- A letter dated May 31, 2012 was sent to the Planning Commission regarding a request to release the bond for Spruce Ridge Road. This will be discussed further in the agenda.

Public Comment- None

OLD BUSINESS

Barn Brook Estates

The commission discussed the final information in regard to approving the subdivision for Barn Brook Estates. A final letter of approval from Inland/Wetlands was dated June 20, 2012 and was received by the commission. A final letter from Zoning Enforcement Officer Maria Horowitz was received by the commission that noted that the plans were compliant with the Zoning Regulations. Town Engineer Tony Iadarola noted that there needs to be resolution drafted that will be reviewed by Town Counsel. The Mylar needs to be signed by the Planning Commission chairman in front of the Town Clerk.

Mike Daood made a motion to approve the waiver of the interior lots related to the Barn Brook Estates subdivision. Lisa Deldin seconded the motion.

Vote: 5-0-0 (Motion approved)

Mike Daood made a motion to approve the Barn Brook estates subdivision as we understand it today which will be documented in a resolution to be presented to the board by the next meeting for ratification. Peter Greco seconded the motion.

Vote: 5-0-0 (Motion approved)

The commission thanked the Barn Brook Estates applicants for all their cooperation.

Workshop with BOS regarding subdivisions and Plan of Conservation and Development

Chairman Cynthia Ross-Zweig will set up an appointment with the Board of Selectmen regarding a workshop to discuss the Plan of Conservation and Development.

NEW BUSINESS

Spruce Ridge Drive

Town Engineer Tony Iadarola noted that he inspected Spruce Ridge Drive and noted that it has weathered well throughout the winter and is ready to be accepted as a town road. Mr. Iadarola recommended that the entire bond be returned to the applicant upon acceptance of the road.

Peter Greco made a motion to recommend to the Board of Selectmen to return the full bond in the amount of \$88,442.00 for Spruce Ridge Drive. Mike Daood seconded the motion.

Vote: 5-0-0 (Motion approved)

Recommendation to BOS for consultant for Plan of Conservation and Development

The commission members had a discussion regarding consultants for the Plan of Conservation and Development. Members spoke of the pros and cons of each consultant and decided to further pursue the proposals from Milone and MacBroom and RBA. It was decided that the commission will hold a special meeting on Monday, July 2, 2012 at 5:30pm to further discuss the proposals. Chairman Cynthia Ross-Zweig will contact both Milone and MacBroom and RBA and ask them to send copies of a recent Plan of Conservation and Development done by each consultant for a town similar in size and population of New Fairfield.

Mike Daood made a motion to further pursue the Milone and MacBroom and the RBA proposals for the update to the 2003 Plan of Conservation and Development and pursue further information. Lisa Deldin seconded the motion.

Vote: 5-0-0 (Motion approved)

Adjournment – Lisa Deldin made a motion to adjourn the meeting at 9:10pm. Peter Greco seconded the motion.

Vote 5-0-0 (Motion approved)