



# The Planning Commission

Town of New Fairfield

New Fairfield, Connecticut 06812

## MINUTES

### Regular Meeting

Monday, August 20, 2012

New Fairfield Library Conference Room

**Commissioners Present:** Ms. Cynthia Ross-Zweig, Chair  
Ms. Lisa Deldin

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

**Alternates Present:** Mr. Peter Greco  
Ms. Kirsten Bennett-O'Rourke

**Alternates Absent:** None

**Guests Present:** Mr. Wayne Skelly, Barn Brook Estates  
Mr. Bill DiTullio, Barn Brook Estates  
Mr. Ralph Gallagher, Engineer-Austin Woods subdivision  
Mr. Joseph Romanello, Austin Woods subdivision  
Mr. Peter Young, agent- 48 Route 39

**Town Officials Present:** None

**Call to Order:** 7:34 pm

### Pledge of Allegiance

### Elevation of Alternates

Lisa Deldin made a motion to elevate Peter Greco and Kirsten Bennett-O'Rourke to full members for the purpose of tonight's meeting. Cynthia Ross-Zweig seconded the motion. **Vote: 2-0-0 (Motion approved)**

### Approval of Minutes

July 23, 2012- Peter Greco made a motion to approve the minutes of the July 23, 2012 meeting as presented. Lisa Deldin seconded the motion. **Vote: 4-0-0 (Motion approved)**

**Correspondence and Announcements**- Chairman Cynthia Ross-Zweig noted that the commission received two pieces of correspondence that relate to items on the agenda and will be discussed at that time.

**Public Comment**- None

**Addition to agenda**

Cynthia Ross-Zweig made a motion to add to the agenda “Barn Brook Estates-8-24 referral for Open Space”. Lisa Deldin seconded the motion.

**Vote 4-0-0 (Motion approved)**

**Barn Brook Estates Open Space**

Chairman Cynthia Ross-Zweig noted that she attended the Board of Selectmen’s meeting on August 9<sup>th</sup> where they voted to request an 8-24 referral for the Open Space proposed by the developers of Barn Brook Estates. This Open Space is approximately 38 acres. Wayne Skelly from Hearth Home Builders provided the commission with a copy of the minutes from the BOS meeting and a proposed deed of the Open Space.

Cynthia Ross-Zweig made a motion that the Planning Commission give a positive 8-24 referral for the Open Space for Barn Brook Estates. Peter Greco seconded the motion.

**Vote 4-0-0 (Motion approved)**

**Plan of Conservation and Development consultant process and recommendation to BOS**

Cynthia Ross-Zweig noted that she and Peter Greco along with Patty Mota from the Town of New Fairfield Finance Dept. and First Selectman John Hodge met with a representative from the firm of Milone and MacBroom to discuss the consulting work for the Plan of Conservation and Development. Specific maps from the 2003 plan were discussed as well as subdivision and trail and pathway plans. Fees for this work should not exceed \$43,000. A contract for this will be received from the firm and will be reviewed by Town Counsel.

**Change in agenda**

Kirsten Bennett-O’Rourke made a motion to move the agenda item for Austin Woods subdivision ahead of Petitions for Amendments to Zoning Regulations. Lisa Deldin seconded the motion.

**Vote 4-0-0 (Motion approved)**

**Austin Woods subdivision**

Cynthia Ross-Zweig read two letters from Town Engineer Tony Iadarola into the record regarding the revised site plan for Austin Woods subdivision. These revisions were offered after the bond was pulled for this subdivision. (Letter from Town Engineer outlining revised plans to be attached to the minutes of this meeting). Engineer for Austin Woods Ralph Gallagher showed a map outlining the revisions and spoke of changes. Specific changes relate to drainage and catch basins and the removal of a boulder in the way. A neighbor for Austin Woods has requested that the retaining wall not exceed three feet in height to avoid seeing headlights.

Peter Greco made a motion to approve the revised site plans for Austin Woods subdivision as outlined in a letter dated August 20, 2012 from Town Engineer Tony Iadarola. Lisa Deldin seconded the motion.

**Vote 4-0-0 (Motion approved)**

### **Change in agenda**

Cynthia Ross-Zweig made a motion to move item 8-3a referral petition for Zone Change-48 Route 39 Residential R44-1 Acre District to LI Light Industrial District ahead of Petitions for Amendments to Zoning Regulations on the agenda. Lisa Deldin seconded the motion.

**Vote 4-0-0 (Motion approved)**

### **Petition for Zone Change- 48 Route 39**

Peter Young, agent for owner Camillo Santomero approached the commission about a petition for changing the zone for 48 Route 39 from Residential R44-1 Acre District to LI Light Industrial District. Mr. Young noted that he received a positive referral from the Planning Commission last year for zone changes for both 48 Route 39 and 52A Route 39 but the Zoning Commission would only allow a zone change for one of the properties. Mr. Young noted that he would like to reapply with the Zoning Commission for both properties and as a result needs a positive 8-3a referral from the Planning Commission. There was a discussion of what qualifies as Light Industrial and the regulations for this zone change. Mr. Young noted that he would like to use this property to put in outside storage units and outside boat storage. Currently this property is vacant land.

Lisa Deldin made a motion to give a positive 8-3a referral for petition for Zone Change for 48 Route 39 from Residential R44-1 Acre District to LI Light Industrial District. Kirsten Bennett-O'Rourke seconded the motion.

**Vote 4-0-0 (Motion approved)**

### **Petition for Amendments to Zoning Regulations**

Cynthia Ross-Zweig noted that the commission received a petition for Amendments to the Zoning Regulations. The Zoning Commission will hold a Public Hearing for this. Cynthia Ross-Zweig read the proposed changes into the record and the commission discussed giving an 8-3a referral to the Zoning Commission.

Cynthia Ross-Zweig made a motion to give a positive 8-3a referral on the proposed petition for Amendments to the New Fairfield Zoning Regulations. Kirsten Bennett-O'Rourke seconded the motion.

**Vote 4-0-0 (Motion approved)**

### **STANDING ITEMS**

#### **Plan of Conservation and Development timeline**

The next step for this project would be review of the contract by Town Counsel.

**Adjournment** – Cynthia Ross-Zweig made a motion to adjourn the meeting at 8:45pm. Lisa Deldin seconded the motion.

**Vote 4-0-0 (Motion approved)**