



The Planning Commission

Town of New Fairfield

New Fairfield, Connecticut 06812

MINUTES

Regular Meeting

Monday, December 17, 2012

New Fairfield Library Program 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. Bill DiTullio
Mr. Wayne Skelly
Mr. Bernard Christ

Town Officials Present: None

Call to Order: 7:37 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

November 26, 2012- Peter Greco made a motion to approve the minutes of the November 26, 2012 meeting as presented. Cynthia Ross-Zweig seconded the motion.

Vote: 2-0-2 (Motion approved- Lisa Deldin and Kirsten Bennett-O'Rourke abstained)

Correspondence and Announcements

Cynthia Ross-Zweig noted that she received an e-mail from Bernard Christ regarding 7 Flak Lane and it will be discussed later on in the meeting.

The Planning Commission received a letter from Town Engineer Tony Iadarola regarding the bond reduction for the Barn Brook subdivision that will be discussed later in the meeting.

The Planning Commission received a revised letter from Town Engineer Tony Iadarola regarding Red Fox Court with a corrected date of November 24, 2012 instead of November 24, 2007.

Barn Brook Estates

Cynthia Ross-Zweig read a letter from resident George Cushing regarding the intersection at Elwell Road at Barn Brook Estates.

Public Comment- None

OLD BUSINESS

Plan of Conservation and Development consultant contract

Cynthia Ross-Zweig noted that contract for the POCD has been approved by the Town Attorney and has been sent to the Board of Selectmen for approval. It was decided that once the contract is signed the commission would like to have a special meeting to go over the contract.

Revised letter from Town Engineer regarding Red Fox Crossing

A copy of the revised letter with a corrected date was sent to each of the Planning Commission members.

NEW BUSINESS

Barn Brook Estates

Cynthia Ross-Zweig read a letter from Town Engineer Tony Iadarola recommending the bond reduction for Barn Brook Estates. Mr. Iadarola explained what still needs to be done on this project and gave his opinion on bond and recommended that the bond be reduced by \$214,000 which would leave a balance of \$175,000.

Contractor Bill DiTullio from Barn Brook Estates spoke of the progress of the subdivision and the reduction in bond.

Lisa Deldin made a motion to recommend to the Board of Selectmen the reduction of the bond for Barn Brook Estates subdivision from \$389,000 to \$175,000 as recommended by Town Engineer Tony Iadarola. Peter Greco seconded the motion. **Vote 4-0-0 (Motion approved)**

7 Flak Lane

Cynthia Ross-Zweig read an e-mail from resident Bernard Christ asking about the procedure for combining four deeds for property that were owned by his parents who are now deceased. Mr. Christ showed the survey mylar and map of the property. There was a discussion of the role of the Planning Commission in combining deeds. It was decided that Chairman Zweig will contact Land Use Attorney Jim Strub for his advice regarding this.

STANDING ITEMS

It was noted that the Planning Commission will hold its meeting as the Community Room at 33 Route 37 due to the construction at the Library.

Adjournment – Peter Greco made a motion to adjourn the meeting at 8:03pm. Lisa Deldin seconded the motion. **Vote 4-0-0 (Motion approved)**