



# The Planning Commission

Town of New Fairfield

New Fairfield, Connecticut 06812

## MINUTES

### Regular Meeting

Monday, July 25, 2011

Community Room at 33 Route 37

**Commissioners Present:** Mr. Mike Daood, Chair  
Mrs. Cynthia Ross-Zweig, Vice-Chair  
Mr. Paul Bruno  
Mr. Robert Murtha

**Commissioners Absent:** Mr. Greg Porpora

**Alternates Present:** None

**Alternates Absent:** Mr. Chris Gould  
Ms. Donna Byers

**Town Officials Present:** First Selectman John Hodge

**Call to Order:** 7:31 pm

**Elevation of Alternates:** None

**Call to Order**- Chairman Mike Daood called the meeting to order at 7:30pm

### **Pledge of Allegiance**

**Appointment of Alternates**- None

### **Approval of Minutes**

**June 27, 2011**- Mike Daood made a motion to approve the minutes of June 25, 2011 regular meeting as presented. Bob Murtha seconded the motion.

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

**July 20, 2011**- Mike Daood made a motion to approve the minutes of July 20, 2011 special meeting as presented. Bob Murtha seconded the motion.

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

## **Correspondence and Announcements**

Chairman Mike Daood noted that he received a letter from Commissioner Greg Porpora noted that he will be tendering his resignation on December 31, 2011. Mr. Daood thanked Mr. Porpora for all the work he has done for the Planning Commission during his years of service.

Chairman Mike Daood noted that he received a letter from Zoning Enforcement Officer Maria Horowitz regarding what the Zoning Commission plans to do as it relates to the Plan of Conservation and Development.

Chairman Mike Daood received an e-mail from Jane McGowan in the Health Department regarding a lot line revision regarding Cathmere Estates done in 2009 that was approved by the Planning Commission without feedback from Inland/Wetlands Commission and the Health Dept. Mike Daood sent an apology to Mrs. McGowan and asked if there was anything the commission could do to rectify the situation and noted that lot line revisions will now be handled by the Zoning Enforcement Officer

**Public Comment**- None

**OLD BUSINESS**- None

## **NEW BUSINESS**

### **Wild Turkey Estates Subdivision**

Mr. Jacques Proteau requested a five-year extension for the Wild Turkey Estates subdivision dated August 6, 2006. It was noted that the dated was erroneously written on the agenda as August 6, 2011.

Mr. Daood read an e-mail from Town Engineer Tony Iadarola noting that very little work has been done on this subdivision so far and suggested that an extension be given until November 2011 and that the extension be reviewed in three months to make sure that significant progress has been made.

Mr. Proteau approached the board and spoke of the progress and showed a map of the subdivision. Mr. Proteau noted that he is not looking to change the scope of the project.

First Selectman John Hodge noted that he spoke to the bank today and the letter credit is being extended until June 4, 2012. The board discussed giving the extension to concur with this extension.

Mike Daood made a motion to approve the subdivision extension to June 4, 2012 with the following conditions: 1. a) extension of payment due date to June 4, 2012; b) requirement that Applicant pay 25% of Fee-In-Lieu total for each future lot sold within the subdivision; c) Payment from Applicant equal to legal costs to update Mortgage Deed. 2. If a lot is sold in the subdivision all related improvements must be completed prior to building permit issuance. Cynthia Ross-Zweig seconded the motion.

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

### **Plan of Conservation and Development and Feedback forum**

A letter was given to various business owners in town in order for the Planning Commission to receive feedback regarding the Plan of Conservation and Development. Sarah Aldrich and her son Andrew from Sarah's Gift and Ship approached the board and spoke of numerous aspects of the town and gave both positive and negative feedback.

Main topics of concern and suggestions from Mrs. Aldrich were:

- Benefits of having more sidewalks in town
- More town-side events such as the 4<sup>th</sup> of July parade
- Snow removal ordinances in front of businesses in town
- Potential benefits of having a Youth Center in town or a place for teenagers to hang out.
- Noted a lot of unused commercial space
- Benefits of a more "built up" center of town.
- Praised the work of the *Citizen News*

These suggestions will be integrated in the "Matrix" compiled by the Planning Commission that shows the concerns and suggestions for the Plan of Development,

### **Planning Commission Chairperson**

Chairman Mike Daood noted that it was necessary for him to step down as chairman at this time.

Mike Daood made a motion to promote Cynthia Ross-Zweig as Chairman of the Planning Commission. Bob Murtha seconded the motion.

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

Bob Murtha made a motion to elect Mike Daood as Vice Chairman of the Planning Commission. Cynthia Ross-Zweig seconded the motion. **Vote: 4-0-0 (Motion approved)**

**Adjourn** – Ms. Cynthia Ross-Zweig made a motion to adjourn the meeting at 9:10pm. Mr. Robert Murtha seconded the motion. **Vote 4-0-0. (Motion approved)**