



The Planning Commission

Town of New Fairfield

New Fairfield, Connecticut 06812

MINUTES

Regular Meeting

Monday, October 24, 2011

Town Hall Conference Room

Commissioners Present: Mrs. Cynthia Ross-Zweig, Chair
Mr. Mike Daood, Vice Chair
Mr. Paul Bruno (arrived 7:55pm)
Mr. Robert Murtha

Commissioners Absent: Mr. Greg Porpora

Alternates Present: Mrs. Donna Byers

Alternates Absent: Mr. Chris Gould

Guest Present: Mr. Gary Mead
Mr. Peter Young
Ms. Kirsten Bennett-O'Rourke
Mr. Peter Greco

Town Officials Present: None

Call to Order Chairman Cynthia Ross-Zweig called the meeting to order at 7:31 pm

Pledge of Allegiance

Elevation of Alternates

Cynthia Ross-Zweig made a motion to elevate Donna Byers to a full member for the purpose of tonight's meeting. Bob Murtha seconded the motion.

Vote: 3-0-0 (Motion approved-Paul Bruno arrived at 7:55pm and did not vote on this motion)

Approval of Minutes

September 26, 2011- Mike Daood made a motion to approve the minutes of September 26, 2011 meeting as presented. Bob Murtha seconded the motion.

Vote: 3-0-1 (Motion approved- Donna Byers abstained-Paul Bruno arrived at 7:55pm and did not vote on this motion)

Correspondence and Announcements

Mike Daood made a motion to change the agenda under Old Business to read: “design as 83A referral” instead of discussion of letter from Zoning regarding Rte. 39 lot redesignation as commercial zone. Cynthia Ross-Zweig seconded the motion.

Vote: 4-0-0 (Motion approved-Paul Bruno arrived at 7:55pm and did not vote on this motion)

Cynthia Ross-Zweig noted that the commission received a letter from Mr. Joseph Reilly regarding accepting Spruce Ridge Drive as a town road. This will be put on the agenda for the November 28th regular meeting.

Cynthia Ross-Zweig noted that she received a letter from New Fairfield Town Engineer about releasing the bond for Sugar Maple Lane and Buck Mountain Court in Warwick Farms. This will be discussed later in the agenda.

Public Comment –None

OLD BUSINESS

Discussion of new state statutes regarding extension of subdivisions

Cynthia Ross-Zweig noted the commission members each received a copy of the new state statutes. This statute extends the time for subdivision terms to nine years instead of six years. This will affect the commission’s purview for granting extensions and is effective July 1, 2011 as long as the permits have not expired. It was decided to get further clarification from Land Use Attorneys Gail McTaggart and Jim Strupp.

Discussion of Selectmen response for request for funds for Plan of Conservation and Development

Cynthia Ross-Zweig noted the commission sent a letter to the Board of Selectmen asking for money for a consultant for the Plan of Conservation and Development. The cost of this is approximately \$25,000. Ms. Ross-Zweig noted that she received a verbal response from First Selectman John Hodge noting that no additional money is available in the 2011/2012 budget. There was a discussion of this cost and it was decided that Cynthia Ross-Zweig and Mike Daood will follow up with the first selectman on this issue.

Discussion of 83(a) referral for 48 Route 39 and 52A Route 39

Peter Young agent for Camillo Santomero presented the commission with a map regarding the notice of petition to change the zoning regulations from Residence R-44 District to Light Industrial. Mike Daood noted that it is the job of the commission to consider this not based on specific use today but to determine if these two parcels are appropriate for light industrial as it relates to the broader town. Mr. Young explained the definition of light industrial and setbacks regarding light industrial. Abutting properties within a 500 feet radius will be notified by letter and signs will be posted regarding the potential zone change.

The Planning Commission’s job is to give either a positive or negative referral for this zone change. In the event that the Planning Commission makes a positive referral, a

simple majority is needed to pass with the Zoning Board. In the event that the Planning Commission makes a negative referral, the Zoning Board is required to pass with a super majority.

Mike Daood made a motion to approve the 83(a) referral to change the zoning of 48 Route 39 and 52A Route 39 from R44 to light industrial. Paul Bruno seconded the motion. **Vote 4-1-0. (Motion approved-Bob Murtha opposed)**

NEW BUSINESS

Extension of Red Fox Road subdivision

Applicant Gary Mead requested an extension for the Red Fox Crossing subdivision until December 31, 2012. Mr. Mead gave an update of the Red Fox Crossing. An extension was granted last year until December 31, 2011. The commission discussed whether or not the new state statute regarding extensions applies to this situation.

Mike Daood made a motion to approve the extension of Red Fox Crossing subdivision until December 31, 2012. Bob Murtha seconded the motion.
Vote 5-0-0. (Motion approved)

Approval of Spruce Ridge Drive as Town Road

Cynthia Ross-Zweig made a motion to table this matter until the November 28th Planning Commission meeting. Bob Murtha seconded of the motion.
Vote 5-0-0. (Motion approved)

Recommendation that Sugar Maple Lane and Buck Mountain court bond be released

Gary Mead noted that this represents a maintenance bond for Sugar Maple Lane and Buck Mountain Court that has been in effect for 14 months.

Mike Daood made a motion to give a positive referral to the BOS to give release of the bond in the amount of \$86,450 relating to Sugar Maple Lane and Buck Mountain Court. Bob Murtha seconded the motion. **Vote 5-0-0. (Motion approved)**

STANDING ITEMS

It was decided that the commission will submit another letter to the *Citizen News* regarding the Plan of Conservation and Development but will wait until after the November election.

MISCELLANEOUS ITEMS

There was a discussion of vacant Alternate Positions for the Planning Commission and it was noted that there will be at least two alternate positions open after the election. Two members of the public have expressed interest in the alternate positions.

Appointment of Alternates

Mike Daood made a motion to appoint Kirsten Bennett and Peter Greco to the open alternate positions effective November 9, 2011. Bob Murtha seconded the motion.
Vote 5-0-0. (Motion approved)

The Commission members thanked outgoing Alternate Donna Byers for all her service to the Planning Commission.

Adjourn – Donna Byers made a motion to adjourn the meeting at 8:54pm. Bob Murtha seconded the motion. **Vote 5-0-0. (Motion approved)**