



The Planning Commission

Town of New Fairfield

New Fairfield, Connecticut 06812

MINUTES

Regular Meeting

Monday, November 28, 2011

Town Hall Conference Room

- Commissioners Present:** Mrs. Cynthia Ross-Zweig, Chair
Mr. Mike Daood, Vice Chair
Mr. Paul Bruno
Mr. Robert Murtha
- Commissioners Absent:** Mr. Greg Porpora
- Alternates Present:** Ms. Kirsten Bennett-O'Rourke
Ms. Lisa Deldin
Mr. Peter Greco
- Alternates Absent:** None
- Town Officials Present:** First Selectman John Hodge (arrived 8:30pm)
- Call to Order:** 7:31 pm
- Guests Present:** Mr. Joseph Reilly, Spruce Ridge
Mr. Jacques Proteau, Wild Turkey Estates
Mrs. Kathy Proteau, Wild Turkey Estates

Pledge of Allegiance

Elevation of Alternates: Mike Daood made a motion to elevate Lisa Deldin to a full voting member for the purposes of this meeting. Bob Murtha seconded the motion.

Vote: 3-0-0 (Paul Bruno arrived at 7:40pm and did not vote on this motion)

Approval of Minutes

October 24, 2011- Mike Daood made a motion to approve the minutes of November 28, 2011 regular meeting as presented. Bob Murtha seconded the motion.

Vote: 3-0-1 (Motion approved- Lisa Deldin abstained and Paul Bruno arrived at 7:40pm and did not vote on this motion.)

Correspondence and Announcements

Chairman Cynthia Ross-Zweig read a letter dated November 14, 2011 from Applicant Jacques Proteau asking for a reduction in bond and a permit extension for Wild Turkey Estates. This will be discussed later in the meeting.

Cynthia Ross-Zweig read an e-mail dated November 21, 2011 that was sent to the Planning Commission's e-mail address from Michael Mazzucco requesting a pre app for a subdivision. This will be added to the agenda for the December meeting.

Public Comment- None

OLD BUSINESS

Discussion of Selectman response regarding Plan of Conservation and Development

Cynthia Ross-Zweig explained the timeline and the purpose of the Plan of Conservation and development for the Town of New Fairfield due in 2013. Ms. Ross-Zweig noted that the commission is now ready for the next phase of the process which is hiring an outside consultant. The cost of this is approximately \$60,000. Ms. Ross-Zweig met with First Selectman John Hodge regarding hiring of a consultant. A RFP for this consultant requires 120 days notice for bids. It was decided to put legal notice in the paper in the very near future in order to get bids by March. The cost of the consultant will be included in the 2012-2013 budget.

Spruce Ridge Drive

Cynthia Ross-Zweig read a letter from Town Engineer Tony Iadarola noting that he has performed all the inspections for Spruce Ridge Estates and is recommending that the bond be reduced from \$884,420.00 to \$88,442.00. It was noted that approximately 10% of the bond is kept as a maintenance bond.

Mike Daood made a motion to recommend to the Board of Selectmen the reduction of bond for Spruce Ridge Estates from \$884,420.00 to \$88,442.00. Cynthia Ross-Zweig seconded the motion. **Vote: 5-0-0 (Motion approved)**

Wild Turkey Estates Subdivision

Jacques and Kathy Proteau spoke to the commission regarding Wild Turkey Estates and noted that they were requesting an extension for the subdivision permit from August 28, 2011 to August 28, 2016, a reduction in bond from \$131,050.08 to \$65,525.04 and would like to shorten the common driveway.

There was a discussion among the commission regarding new state statutes regarding the length of time for subdivision permits. It was noted that in the minimum time for permits is now nine years instead of the previous time of six years. Cynthia Ross-Zweig read a letter from Town Engineer Tony Iadarola expressing some concerns regarding the release or reduction of the bond for this project since a lot of the work has not been completed to date. Mr. Proteau spoke of the progress of this project.

It was suggested that Tony Iadarola be invited to the next Planning Commission meeting on December 19th to discuss this further.

Paul Bruno made a motion to approve the subdivision extension for Wild Turkey Estates until August 28, 2016. Mike Daood seconded the motion. **Vote: 0-5-0 (Motion denied)**

Mike Daood made a motion to approve the subdivision extension for Wild Turkey Estates until August 28, 2015. Lisa Deldin seconded the motion. **Vote: 5-0-0 (Motion approved)**

Cynthia Ross-Zweig made a motion to table the recommendation for bond reduction for Wild Turkey Estates. Mike Daood seconded the motion. **Vote: 5-0-0 (Motion approved)**

Welcoming of new members

Cynthia Ross-Zweig welcomed new members Lisa Deldin, Kirsten Bennett-O'Rourke and Peter Greco. There was a discussion of the possibility of forming subcommittees to review and gather information for such things as subdivisions, review of the Plan of Conservation and Development and Public Relations. The committee spoke of a Land Use Workshop that was held last spring and encouraged the new members to attend these workshops in the future. It was suggested asking Selectman Susan Chapman to attend a future meeting to explain subdivisions as she is a former Planning Commission Chairman.

Groups formed included: Lisa Deldin and Kirsten Bennett volunteered to gather information and research the subdivisions. Paul Bruno will be in charge of Public Relations. Cynthia Ross-Zweig will handle the Plan of Conservation and Development and Mike Daood will gather information of budget projects for a five-year period. Paul Bruno and Peter Greco will do a yearly review of the POCD goals.

2012 Calendar for Planning Commission minutes

Bob Murtha made a motion to approve the calendar for the 2012 Planning Commission meetings with the change of Monday, August 20th instead of Monday, August 27th. Mike Daood seconded the motion. **Vote: 5-0-0 (Motion approved)**

Adjourn – Bob Murtha made a motion to adjourn the meeting at 9:06pm. Paul Bruno seconded the motion **Vote 5-0-0. (Motion approved)**