



The Planning Commission

Town of New Fairfield

New Fairfield, Connecticut 06812

MINUTES

Special Meeting

Thursday, December 15, 2011

Town Hall Conference Room

Commissioners Present: Mrs. Cynthia Ross-Zweig, Chair
Mr. Mike Daood, Vice Chair

Commissioners Absent: Mr. Paul Bruno
Mr. Robert Murtha
Mr. Greg Porpora

Alternates Present: Ms. Lisa Deldin, Alternate
Mr. Peter Greco

Alternates Absent: Ms. Kirsten Bennett-O'Rourke

Town Officials Present: Mr. Christopher Baldwin, Building Inspector
Mr. Mike McCarthy, Town Sanitarian

Guest Present: Mr. Wayne Skelly
Mr. Bill DiTullio
Mr. Mike Mazucco

Call to Order- Chairman Cynthia Ross-Zweig called the meeting to order at 3:31pm

Pledge of Allegiance

Appointment of Alternates

Mike Daood made a motion to elevate alternates Peter Greco and Lisa Deldin to full members for the purpose of this meeting. Cynthia Ross-Zweig seconded the motion.

Vote: 2-0-0 (Motion approved)

Public Comment- None

Discussion of preapplication of Elwell Road subdivision

Cynthia Ross-Zweig noted that the purpose of this special meeting was to discuss the preapplication for Elwell Road subdivision. It was noted that this was a preapplication process and that the information and decisions made were preliminary and not binding.

Wayne Skelly and Bill DiTullion spoke of their desire to build a subdivision on Elwell Road. Civil Engineer Mike Mazzucco showed maps and gave information regarding the proposed subdivision. This would be a residential subdivision for four or fewer homes and would fall into the R88 Zone. These will be four bedroom homes with a square footage of approximately 3200 feet.

There was a discussion of the access way and the entrance and exit of the subdivision. There will be a 12% grade instead of a 10% grade.

There was a question about wetlands and it was noted that they will go through the Inland/Wetlands Commission. Town Sanitarian Mike McCarthy noted that he did a soil test regarding septic.

There was a discussion of Open Space for the R88 Zone. It was decided to check with Zoning Enforcement Officer Maria Horowitz regarding the percentage of Open Space required.

Mr. Skelly and Mr. DiTullio noted that they will start the application next month and it is hopeful that they will be ready for the February Planning Commission meeting.

Adjourn – Lisa Deldin made a motion to adjourn the meeting at 4:07pm. Peter Greco seconded the motion. **Vote 4-0-0. (Motion approved)**