The Planning Commission
Town of New Fairfield
New Fairfield, Connecticut 06812

MINUTES
Regular Meeting
Monday, December 19, 2011
Town Hall Conference Room

Commissioners Present:	Mrs. Cynthia Ross-Zweig, Chair
	Mr. Mike Daood, Vice Chair
	Mr. Paul Bruno
Commissioners Absent:	Mr. Robert Murtha
	Mr. Greg Porpora
Alternates Present:	Ms. Lisa Deldin
	Mr. Peter Greco
Alternates Absent:	Ms. Kirsten Bennett-O'Rourke
Town Officials Present:	None
Call to Order:	7:31 pm
Guests Present	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 and Peter Greco to full voting members for the purposes of this meeting. Cynthia Ross-Zweig seconded the motion. **Vote: 3-0-0 (Motion approved)**

Addition to agenda: Mike Daood made a motion to add "Election of Officers" to the agenda. Lisa Deldin seconded the motion- **Vote: 5-0-0 (Motion approved)**

Approval of Minutes
November 28, 2011- Peter Greco made a motion to approve the minutes of November 28, 2011 regular meeting as presented. Mike Daood seconded the motion.
Vote: 5-0-0 (Motion approved)

Correspondence and Announcements
Cynthia Ross-Zweig noted that the commission got an e-mail from Mike Troiano from the New Fairfield/Sherman Animal Welfare asking to be added to the next Planning Commission meeting regarding a proposed addition to the Animal Welfare. There was a discussion of the role of the Planning Commission regarding this and it was decided that Cynthia Ross-Zweig will contact Zoning Enforcement Officer Maria Horowitz for clarification.

Cynthia Ross-Zweig noted that the commission received a letter of resignation from Commissioner Greg Porpora effective December 31, 2011. The board thanked Mr. Porpora for his hard work with the commission.

Letter of resignation
Mike Daood made a motion to accept with the resignation of Commissioner Greg Porpora with gratitude for time served. Paul Bruno seconded the motion.
Vote: 5-0-0 (Motion approved)

List of open subdivisions
Cynthia Ross-Zweig noted that the commission received a list of open subdivisions from Administrative Assistant Diana Peck (Selectmen's office). There was a discussion of whether or not the commission needs to notify the applicants regarding the new state regulations. The commission will get a checklist of requirements for subdivisions.

Public Comment
Jacques and Kathy Proteau spoke of state statutes regarding the extension of time for subdivisions. Mike Daood noted that a copy of the state statutes is available on-line.

OLD BUSINESS
Cynthia Ross-Zweig noted that a legal notice for a consultant for the Plan of Conservation and Development will go into the *Danbury News Times* in early January. Cynthia Ross-Zweig will follow up on this.

Wild Turkey Estates
Mr. Jacques Proteau from Wild Turkey Estates spoke of his desire to reduce the bond for Wild Turkey Estates from $131,050 to $65,525.04. Mr. Proteau noted that he has spoken to the Town Engineer. Cynthia Ross-Zweig read a letter from Town Engineer Tony Iadarola that was discussed at the November 28th meeting. According to the Town Engineer, work still needs to be completed on this subdivision. There was a discussion among the commission members regarding a partial reduction of this bond and whether it was possible to reduce the bond by the amount of work still outstanding based on an itemized list from the Town Engineer.

Mike Daood made a motion to recommend to the Board of Selectmen a reduction in bond for Wild Turkey Estates from $131,050.08 to $65,525.04. Paul Bruno seconded the motion.

Mike Daood made a motion to amend the previous motion to recommend to the Board of Selectmen a reduction in the amount of outstanding bond for Wild Turkey Estates to an

amount equal to the itemized total of work not yet completed per the town engineer. Paul Bruno seconded the motion.
Vote to amend motion: 5-0-0 (Motion approved)
Vote on original motion as amended: 5-0-0 (Motion approved)

Discussion of workshops
Subdivisions- Lisa Deldin noted that she and Kirsten Bennett will be getting together with Diana Peck regarding subdivisions.

Five-year plan- Mike Daood noted that he will contact the First Selectman regarding this in the near future.

Yearly commission goals- Paul Bruno and Pete Greco will work on this in the near future.

Discussion of preapplication meeting regarding Elwell Road
Cynthia Ross-Zweig noted that there was special meeting of the Planning Commission held on Thursday, December 15th. The commission went over maps and spoke of the entrance and exit roads for Elwell Road. The commission will check on the amount of open space required for this subdivision.

Plan of Conservation and Development Presentation and Feedback
Paul Bruno read a draft of an article that he wrote for the *Citizen News* regarding the Plan of Conservation and Development. There was a discussion as to whether or not this should be an article, letter to the editor or advertisement. There was a discussion of ways to get more feedback regarding the POCD. The commission decided to wait until the second week in January to publish in the *Citizen News*.

Open position
Cynthia Ross-Zweig noted that there is an open full member position available due to the resignation of Greg Porpora. Ms. Ross-Zweig asked that if any alternates were interested in the position they should let her know.

Election of Officers
Paul Bruno made a motion to nominate Cynthia Ross-Zweig for Chairman of the Planning Commission. Mike Daood seconded the motion.
Vote: 5-0-0 (Motion approved)

Paul Bruno made a motion to nominate Mike Daood for Vice Chairman of the Planning Commission. Lisa Deldin seconded the motion.
Vote: 5-0-0 (Motion approved)

Adjourn – Mike Daood made a motion to adjourn the meeting at 8:57pm. Lisa Deldin seconded the motion. **Vote 5-0-0. (Motion approved)**