



The Planning Commission

Town of New Fairfield
New Fairfield, Connecticut 06812

Meeting
Monday, April 26, 2010
Library Community Room

MINUTES

Commissioners Present: Greg Porpora, Vice Chair, Bob Murtha, Cynthia Ross-Zweig, and Paul Bruno (at 7:37pm)

Commissioners Absent: Mike Daood, Chair,

Alternates Present:

Alternates Absent: Donna Byers and Chris Gould

Call to Order: 7:33pm

Elevation of Alternates:

Approval of Minutes:

Bob Murtha made a motion to approve the Minutes to the March 22 Meeting as presented, 2nd by Cynthia Ross-Zweig vote 3-0.

Correspondence/Announcements

- Clear Scapes News Letter
- Correspondence from Land Tech Consultants Inc dated 3/18/2010

Public Comment

OLD BUSINESS

High Winds Road Resubdivision aka Dunham Ponds Update

Steve Rodgers of Somers Development LLC discussed the updates as follows: There were two infrastructure items that needed to be addressed, the acceptance of High Winds Road as a Town Road and the unstable slope. High Winds Road has been brought up to date. An As Built Survey was submitted to the Town Engineer, Tony Iadarola for review 2 weeks ago. Tony Iadarola stated he saw this As Built and requested that it show the

pins and monuments, this has been done; the As Built was updated and sent to Tony Iadarola just this afternoon. Tony Iadarola will review the As Built, noting he would like the High Winds Road to go to the Town for review and acceptance. The unstable slope in Phase 1 behind units 2 and 4 has been addressed. The decks to units 2 and 4 have been stabilized. The unstable material in the slope has been removed and replaced with stable materials. So far the slope has stood up to the heavy rains, noting they removed double the amount of unstable material than originally thought. The slope stabilization is in the final aspect. Tony Iadarola met with Steve Rodgers on Friday April 23 to discuss topsoil and put in 3 or 4 additional plants. Tony Iadarola stated he doesn't have any more open items. On Friday April 23, Tony Iadarola did a final walk through on Phase 2 there were a few items there that had to be taken care of and were.

The Commission inquired on septic issues. Tony Iadarola stated that the septic issues pertaining to the new building development will be dealt with at that time. They are looking at the public improvement aspect of what the Planning Commission and the Zoning Commission bonded for. As they start to build, the septic issues will all have to be addressed, but that will be done through a building permit process.

Union Savings Bank has reimbursed the Dunham Ponds Home Owners Association for water management and snow removal.

John Hodge stated that Union Savings Bank has stepped up to the plate and addressed the major concerns the Town has had. He is requesting the Planning Commission grant an extension for the Subdivision Approval time for the longest amount of time possible.

Bob Murtha made a motion to grant an extension for the Subdivision Approval time not to exceed the 10 year time limit from the original Resolution Approval date, 2nd by Cynthia Ross-Zweig, vote 4-0.

Request for a Positive Referral to the BOS to Accept Sugar Maple Lane and Buck Mountain Court as Town Roads, Gary Mead Applicant

Greg Porpora stated that these items will be removed from the Agenda and deferred them to the May meeting due to a conversation he had with the Town Engineer, Tony Iadarola earlier in the day. There is still some work that needs to be done.

NEW BUSINESS

Lot Line Revision 41 Saw Mill Road, Map: 25; Block: 15; Lot: 35 & 36 and 51 Saw Mill Road Map: 25; Block: 15; Lot: 37. Paul Hiro, Applicant.

Paul Hiro, Surveyor approached the Commission and explained the plans as follows. The property owner owns three tax lots. Lot A is 6.4 Acres, Lot B is 9.3 Acres and Lot C is 0.6 acres. He is proposing to take 1 acre from Lot B and combine it with Lot C to make it 1.63 acres. This will make the lot more conforming, stating at this time the owners do not have any plans for the lot. Discussion followed on the amount of wetlands on the properties.

Bob Murtha made a motion to grant the lot line revision for 41 and 51 Saw Mill Road per the plans presented, 2nd by Paul Bruno Vote 4-0.

8-24 Referral to Purchase Open Space Property Located at 213 Pine Hill Road, Map: 51; Block: 1; Lot 35 (aka Keeler Property) and a Request to Use Open Space Funds to Purchase the Property.

John Hodge approached the Commission. There have been many issues with this property. It is in foreclosure, there is pending litigation. Currently DEP has Open Space Grants; they will match half the purchase price. The DEP is also interested in the Town purchasing this property for open space because it abuts Pootatuck State Forest. There are 16 acres. If purchased the Town would like to put in a parking lot and walking trails and is investigating the possibility of the New Fairfield Land Trust maintaining the land. As of 5pm today there is an agreeable price for the property, contingent on the pending litigation be withdrawn. The asking price for the property is three hundred sixty thousand dollars (\$360,000.00). The available DEP grant will match half of that, in the amount of one hundred eighty thousand dollars (\$180,000.00). There is approximately one hundred eighty one thousand dollars (\$181,000.00) left in the Open Space Fund. Purchasing this property will virtually wipe out the account.

Bob Murtha made a motion to give a positive 8-24 Referral to the BOS for the purchase of open space located at 213 Pine Hill Road in an amount not to exceed three hundred sixty thousand dollars (\$360,000.00), 2nd by Cynthia Ross-Zweig vote 4-0. Paul Bruno made a motion to utilize the Fee in Lieu of Open Space Fund for an amount not to exceed one hundred eighty thousand dollars (180,000.00) for the purpose of purchasing the property at 213 Pine Hill Road aka the Keeler property, 2nd by Bob Murtha vote 4-0.

Discussion on the Plan of Conservation and Development:

1. Update from Milestone Committee

Workshops can be held with no more than 2 members present. If more than 2 members are present an Agenda must be posted and Minutes must be submitted to the Town Clerk.

2. Feedback from discussion

The Commission will work on a presentation to give to the other Town Boards/Commissions and then contact them requesting to be on their Agenda. The secretary will email the Planning Commission the memo that was sent out to all Boards/Commissions last year.

3. Assignment of Boards/Commissions

The Plan of Conservation & Development was broken down by themes as follows:

- Conservation Theme—Cynthia Ross-Zweig and Greg Porpora.
- Development Theme—Paul Bruno and Bob Murtha.
- Infrastructure Theme—Mike Daood

The entire Commission will work on the Introduction and Conclusion, noting these can't be written until the other themes are completed.

Adjourn

Bob Murtha made a motion to adjourn at 8:27pm, 2nd by Cynthia Ross-Zweig vote 4-0.