



The Planning Commission

Town of New Fairfield
New Fairfield, Connecticut 06812

Meeting
Monday, March 22, 2010
Town Hall Conference Room

MINUTES

Commissioners Present: Mike Daood, Chair, Greg Porpora, Vice Chair Paul Bruno, Bob Murtha and Cynthia Ross-Zweig (at 7:35pm)

Commissioners Absent:

Alternates Present: Donna Byers (at 7:35pm)

Alternates Absent: Chris Gould

Call to Order: 7:30pm

Elevation of Alternates:

Approval of Minutes:

- **November 23, 2009:** Greg Porpora made a motion to accept the revised minutes to the November 23, 2009 meeting, 2nd by Cynthia Ross-Zweig. Vote 4-0-2. Mike Daood and Paul Bruno abstained.
- **December 21, 2010:** Mike Daood made a motion to accept the minutes to the December 21, 2010 minutes, 2nd by Paul Bruno. Vote 4-0.
- **February 22, 2010:** Mike Daood made a motion to accept the minutes the February 22, 2010 meeting, 2nd by Bob Murtha. Vote 3-0-1. Greg Porpora abstained.

Correspondence/Announcements

Public Comment

OLD BUSINESS

High Winds Road Resubdivision aka Dunham Ponds Update

Attorney Van Lenten was not present. Steve Rodgers and Dennis Stone of Somers Development LLC discussed the updates as follows: They have met with Tony Iadarola and John Hodge. They have reimbursed the Home Owners Association for water system costs. They will share the snow removal costs with the Home Owners Association. Danbury Land Surveyors will complete High Winds Road and they are meeting with Tony Iadarola in regards to the road this week. Somers Development has had phone conversations with Cheryl Reedy and the Home Owners Assoc regarding current issues.

The unstable slope in Phase 1 behind units 2 and 4 was discussed. The Town is taking care of this matter with the bond money. Reliable Excavating has been hired and they are removing the unstable soil and replacing it with stable soil. The completion date depends on the weather, noting last weeks heavy rains set the date back. The extension for the Subdivision Completion Time expires within the next 35 days. The chair will request Tony Iadarola, to give an update at the April26 meeting.

NEW BUSINESS

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

Gary Mead approached the Commission. These roads are in the Warwick Farms Subdivision. The Commission discussed they did not have any supporting documentation from the Town Engineer, Tony Iadarola and therefore are not prepared to vote on this matter. Gary Mead stated he did not realize he had to contact Tony Iadarola, but will do so. The Commission will hold this matter over until the April 26, 2010 meeting. It was confirmed that we had 2 sets of “As Bults” for these roads and Gary Mead took one copy back.

Discussion on the Plan of Conservation and Development:

Chair, Mike Daood handed out and discussed an Outline of Action Items/Timeline. The costs for updating the Plan of Conservation and Development (C&D Plan) will be approximately \$25,000 to \$30,000. The Commission would like to have feedback from other Boards and Commissions by October of this year. Discussion followed on visiting other Towns with demographics similar to New Fairfield who are also updating their C&D Plans such as Simsbury, Bridgewater, Sherman, and Brookfield. A Time Line was discussed as follows:

<u>2010</u>	<u>2011</u>	<u>2012</u>
Meet With Other Towns	Hold Quarterly Public Forums	Continue Holding Workshops
Meet With Other Boards And Commissions	Continue To Hold Workshops	Continue To Hold Public Forums If Needed
Develop Key Milestones, Bob Murtha, Chair	Interview Planning Consultants	December 20 Submit C& D Plan To State
Hold Workshops		
Create Subcommittees		

Adjourn

Paul Bruno made a motion to adjourn at 8:58pm, 2nd by Bob Murtha vote 4-0.