



# The Planning Commission

Town of New Fairfield

New Fairfield, Connecticut 06812

**Meeting**  
**Monday, May 24, 2010**  
**Town Hall Conference Room**

## MINUTES

**Commissioners Present:** Greg Porpora, Vice Chair, and Paul Bruno

**Commissioners Absent:** Mike Daood, Chair, Bob Murtha, and Cynthia Ross-Zweig

**Alternates Present:** Donna Byers

**Alternates Absent:** Chris Gould

**Town Officials Present:** Ms. Alicia Roy, Superintendent of New Fairfield Schools  
Ms. Sarah McClain, Principal of Meeting House  
Hill School

**Call to Order:** 7:47pm

**Elevation of Alternates:** Donna Byers

### **Appointment of Alternates:**

Paul Bruno made a motion to elevate Donna Byers to full voting. Seconded by Greg Porpora. Vote 2-0.

### **Approval of Minutes:**

Paul Bruno made a motion to approve the Minutes to the April 26, 2010 Meeting as presented, 2<sup>nd</sup> by Greg Porpora, 1 abstention from Donna Byers, Vote 2-0-1.

### **Correspondence/Announcements**

- None

### **Public Comment**

## **OLD BUSINESS**

### **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 received and read the letter from Tony Iadorola, Town Engineer, dated May 24, 2010 stating that he has inspected these 2 roads within the Warwick Farms Subdivision and recommends the acceptance of these 2 roads into the town of New Fairfield road system. The retention basins were not constructed as per drawings and Tony has asked the design engineer to certify that they meet the intent of the original design and that they are within the easement areas. He has provided that documentation to me. Tony was not called for inspections on these basins, since they are owned and operated by the homeowners' association. The basins are stable and working at this time.

Gary Mead, applicant, stated that the configuration of the 2 basins changed from the original design. He sent a letter to Tony and said design is still met. Short discussion followed regarding this subject.

Greg Porpora made a motion to grant a positive 8-24 Referral Sugar Maple Lane and Buck Mountain Court as Town Roads to be presented to the BOS, 2<sup>nd</sup> by Paul Bruno, Vote 3-0.

## **NEW BUSINESS**

### **8-24 Referral for Improvements to Meeting House Hill School. Property located at 24 Gillotti Road, Map #23, Block #16, Lot #13 and a portion of Map #23, Block #16, Lot #16**

Greg Porpora read a letter from John Whitcomb, dated May 19, 2010. John Whitcomb was present and presented his plans for the new proposed expansion of Meeting House Hill School. Firstly, the parking area will expand to accommodate 142 parking spaces (we now accommodate 115 spaces). The busses will have their own circulation pattern. When buses are not present, there will be more spaces for parents to park for evening/after school activities.

Going to resurface the basketball area – the whole area will be resurfaced. The area that is now a walking track will be renovated into a large, flat area for children to play. There will be new swing sets and will be up to ADA standards.

The renovation of the tanks will take on a three-phase attempt – we will implement changes one phase at a time. The existing tank does not work. It was put in 10 years ago and not able to meet standards.

The retaining wall on the grassy area where there is a 4 ft. drop will now be level.

Renovation of existing structure (exterior) – put on new roof – all up to modern code.

All PCB's and asbestos to be removed - old caulking will also be removed.

Lot Line revision has already been done.

The Butler Wing will be taken down; making sure all contaminants (PCB's and asbestos) are gone before moving the children out of that area of the building. Also, the areas where the construction is taking place will be sealed off.

According to Ms. Roy and Ms. McClain, the school's plan is to keep the children out of the construction/renovation area; place them in other areas of the schools, i.e., makeshift classrooms (the library, if necessary, secretaries' offices, band room, etc.). Also, Specialist Teachers will take their classrooms on carts traveling from one classroom to the next.

The oil tank will be moved to the back of the building – recycling, also.

The construction manager on-site is very competent with school renovations.

No public hearing needed for this renovation.

Greg Porpora made a motion to grant a positive 8-24 Referral for improvements to Meeting House Hill School, 2<sup>nd</sup> by Paul Bruno, Vote 3-0.

#### **Update Agenda from June 10, 2010 to June 1, 2010**

Paul Bruno made motion to modify agenda to change the special meeting/public hearing from June 10, 2010 to June 1, 2010 in the Town Hall Conference Room. 2<sup>nd</sup> Donna Byers. Vote 3-0.

#### **Grant a positive referral for special meeting/public hearing to address updating subdivision regulations as required by FEMA, See 3.0.3. (2.f.), Special Flood Hazard Areas**

Greg Porpora made motion to grant a positive referral for special meeting to address updating subdivision regulations as required by FEMA. 2<sup>nd</sup> by Paul Bruno, Vote 3-0.

#### **Discussion on the Plan of Conservation and Development**

#### **Update from Milestone Committee**

Commission on Aging wants us to make a presentation on June 22, 2010 in the Sr. Center regarding elderly housing, transportation, etc.

#### **Other Business**

The Planning Commission wants to express their deep gratitude for all the years of service given by Laurie Busse, Secretary to Planning Commission, to our town. The commission would like to congratulate Diane Hykes for becoming Laurie's successor.

#### **Adjourn**

Paul Bruno made a motion to adjourn at 8:52pm, 2<sup>nd</sup> by Donna Byers, vote 3-0.