



The Planning Commission

Town of New Fairfield
New Fairfield, Connecticut 06812

Regular Meeting
Monday, December 21, 2009
Town Hall Conference Room

MINUTES

Commissioners Present: Mike Daood, Chair, Greg Porpora, Vice Chair, Cynthia Ross-Zweig, and Paul Bruno

Commissioners Absent: Bob Murtha

Alternates Present: Chris Gould

Alternates Absent: Donna Byers

Call to Order: 7:34pm

Elevation of Alternates:

Approval of Minutes—Tabled

Correspondence/Announcements

- Email from Maria Horowitz regarding 3 upcoming Land Use Seminars
- 8-24 Referral dated 12/16/09 regarding a lot line revision at Meeting House Hill School (MHHS).

Discussion followed the By-Laws indicate all correspondence must be received 14 days prior to the meeting date unless voted unanimously onto the Agenda. The Commission further discussed the importance of this matter. Greg Porpora made a motion to add the 8-24 Referral for MHHS as a New Business Item on the Agenda, 2nd by Paul Bruno vote 4-0. Paul Bruno made a motion to add the Lot Line Revision for MHHS onto the Agenda, 2nd by Cynthia Ross-Zweig vote 4-0.

- A letter dated December 2, 2009 from the Town Engineer, Tony Iadarola regarding the Cathmere Estates Lot Line Revision that was conditionally granted at the October 2009 meeting. This will be added onto the January Agenda.

Chris Gould noticed material being dumped into this subdivision and brought it to the Inland/Wetlands Enforcement Officer's attention. There is a tremendous amount of

Wetlands on this property. It is the responsibility of the Commission to make sure developers are compliant with the Subdivision Agreement and Approval Resolution. Some of the Commissioners felt this was an individual responsibility and not that of the Commission's.

Public Comment

Election of Officers

Mike Daood opened the floor for nominations. Greg Porpora made a motion to nominate Mike Daood as Chair, 2nd by Paul Bruno vote 3-0-1 Mike Daood abstained.

Mike Daood made a motion to nominate Greg Porpora as Vice Chair, 2nd by Paul Bruno vote 3-0-1, Cynthia Ross-Zweig abstained.

OLD BUSINESS

By-Laws

Mike Daood suggested everyone read the By-Laws and noted some interesting points.

Gift Policy

There is a \$50 maximum gift for both elected officials and Town employees.

Update on High Winds Road Resubdivision, aka Dunham Ponds,

The extension on the Subdivision Completion Time expires at our January 25 meeting. As of tonight's meeting the ownership of this subdivision has not yet changed hands. Discussion followed on having them submit a new subdivision application form. The Bank is reportedly unhappy with the work the Town completed with the bond monies. Discussion followed on the improvements that were made. John Hodge stated that all of the information Attorney Van Lenten requested has been submitted to him, and does not understand why he keeps requesting it. John Hodge recommended that the Commission speak with Counsel Jim Strub on this matter and he may attend the January 25 meeting noting an Executive Session may be needed.

NEW BUSINESS

8-24 Referral for a Lot Line Revision at Meeting House Hill School, 24 Gillotti Road

John Hodge discussed the reason for the lot line revision is so that the septic system to MHHS will be totally on the school's property. Currently it is on the Town's property and this poses an issue with the renovation project currently underway. Paul Bruno made a motion to grant a positive 8-24 Referral for the Lot Line Revision to MHHS, 2nd by Greg Porpora vote 4-0.

Lot Line Revision for Meeting House Hill School, 24 Gillotti Road Map: 23; Block: 16; Lot 13 and abutting Town Owned Property Map: 23; Block 16; Lot: 16 Town of New Fairfield Applicant

John Hodge explained that in order for the Town to be reimbursed as per guidelines stipulated by the State for the current renovation project all of the school's property must

be controlled by the Board of Ed. Currently the septic system is not entirely on MHHS property, it is on Town owned property and not controlled by the BOE. The lot line was carefully redrawn so that only the septic system will be moved onto MHHS property and if the Town decides to construct baseball fields on the remainder of the property, it will not be on MHHS property. Discussion followed. Paul Bruno made a motion to grant the lot line revision per plans submitted, 2nd by Cynthia Ross-Zweig vote 4-0.

Adjourn

Greg Porpora made a motion to adjourn at 8:20pm, 2nd by Cynthia Ross-Zweig vote 4-0.