



The Planning Commission

Town of New Fairfield
New Fairfield, Connecticut 06812

Regular Meeting
Monday, July 27, 2009
Library Community Room

MINUTES

Commissioners Present: Susan Chapman, Chair, Mike Daood, Vice Chair, Bob Murtha, Gregory Porpora, and Paul Bruno

Commissioners Absent:

Alternates Present:

Alternates Absent:

Call to Order: 7:30pm

Elevation of Alternates:

Approval of Minutes

Minutes to the May 18 2009 meeting were tabled. Mike Daood made a motion to approve the Minutes as presented for the July 6, 2009 Special Meeting, 2nd by Greg Porpora, vote 4-0-1. Paul Bruno abstained.

Correspondence/Announcements

- Letter from John Hodge dated June 17, 2009 regarding the paving of Company A Firehouse. No action is required.
- Memo from Lynn Rix requesting 2010 meeting dates. Mike Daood made a motion to add a discussion regarding 2010 meeting dates to the Agenda under New Business, 2nd by Paul Bruno vote 5-0.
- Appointment of Alternate Members. Mike Daood made a motion to add a discussion of Alternate Members to the Agenda under New Business, 2nd by Bob Murtha, vote 5-0.

Public Comment

OLD BUSINESS

Bond Reduction for Spruce Ridge Subdivision 57, 65, and 83 Short Woods Road, HH&P Developers LLC and Diana Browne—Peter Joram Applicant

Susan Chapman read a letter from the Town Engineer, Tony Iadarola dated July 18 2009 into the meeting. The letter stated that based on his inspections he can recommend that the existing bond of \$884,420.00 (eight hundred eighty four thousand, four hundred twenty dollars) be reduced to \$482,458.00 (four hundred eighty two thousand, four hundred fifty eight dollars). This includes a 10% maintenance security, four years of escalation, legal contingency, and the balance of the work that needs to be completed. Discussion followed. As work is completed Tony Iadarola makes inspections and when enough work has been completed it can be deferred against the bond. Joe Reilly of Reilly Construction and Peter Joram stated they hoped to have the road paved by September 2009 and will be back at our September or October meeting to have the bond further reduced. The Commission further discussed that the Town holds back at least 10% of the bond for a period of one year to make sure the road holds up.

Mike Daood made a motion to make a positive recommendation to the BOS to reduce the existing bond in the amount of \$884,420.00 (eight hundred eighty four thousand, four hundred twenty dollars) by \$401,962.00 (four hundred and one thousand, nine hundred sixty two dollars) with a remaining balance of \$482,458.00 (four hundred eighty two thousand, four hundred fifty eight dollars), 2nd by Bob Murtha, vote 5-0.

Discussion on the 2003 Plan of Conservation and Development (C&D Plan)

Susan Chapman attended the last Inland/Wetlands Commission meeting regarding the C&D Plan. The Commission decided to hold a joint workshop with Inland/Wetlands, Zoning, and the Land Trust in the fall. Discussion followed on meeting times and places. The best time for the workshop will be at our regular meeting time for either our Sept 28 or October 26 meetings in the Library. If the Commission has business it needs to attend to we can hold our meeting at 7pm. Laurie Busse will email everyone to find the best date and reserve the Library Community Room.

Mike Daood received maps from Jonathon Chew of HVCEO entitled SNET/SBC Aerials 2006 1:500 scale. These maps are actually individual photo frames sewn together, so they can easily be updated. The only problem is HVCEO's budget. Discussion followed the maps can't just be updated, we would have to get clearance to update the maps, trained on the software and then all updates would have to be certified as accurate. All of HVCEO's maps are on file and we can request the maps be emailed to us. Further discussion included having the maps laminated and hung up in the Conference Room.

NEW BUSINESS

2010 Meeting Dates:

Lynn Rix in the Selectman's Office has requested all Boards/Commissions submit their 2010 meeting dates as there are many Boards/Commissions who need to use the new Community Room. The Commission discussed they will continue to meet in the Town Hall Conference Room through 2010 on the 4th Monday of the month, making appropriate changes for Monday holidays. If there is a public hearing or something else

that comes up such as a joint workshop they will try to use the Library Community Room rather than the New Community Room as it is more convenient to obtain and transport our files. Laurie Busse will send out a preliminary schedule to the Commission showing the 2010 dates.

Appointment of Alternate Members:

Susan Chapman read correspondence from Cynthia Ross-Zweig into the meeting outlining why she would be an asset to the Planning Commission. Discussion followed. Paul Bruno made a motion to appoint Cynthia Ross-Zweig as an Alternate Member of the Planning Commission, 2nd by Greg Porpora vote 5-0.

Adjourn

Mike Daood made a motion to adjourn at 8:17pm, 2nd by Bob Murtha vote 5-0.