



# The Planning Commission

Town of New Fairfield  
New Fairfield, Connecticut 06812

**Regular Meeting**  
**Monday, February 25, 2008**  
**New Fairfield Public Library, Community Room**

## MINUTES

**Commissioners Present:** Susan Chapman, Chair, Mike Daood Vice Chair, and Paul Bruno and Roger Wise

**Commissioners Absent:** None

**Alternates Present:** Gregory Porpora and Bob Murtha

**Alternates Absent:** None

**Call to Order:** 7:30pm

### Elevation of Alternates:

Roger Wise made a motion to elevate Bob Murtha to a regular member 2<sup>nd</sup> by Paul Bruno all in favor, vote 4-0

### Approval of Minutes:

Mike Daood made a motion to accept the Minutes to the January 28, 2008 meeting, 2<sup>nd</sup> by Paul Bruno, vote 4-0-1. Roger Wise abstained

### Correspondence/Announcements

- A letter of resignation from regular member Tom Corbett.

### Public Comment

Bob Stryker of Candlewood Isle: Outlined ways of raising tax revenue and referenced water front properties on Candlewood Lake.

### OLD BUSINESS

#### Austin Woods Resubdivision, 129 Warwick Road

Attorney Joseph Romanello approached the Commission. The Approval Resolution was read into the meeting. Roger Wise made a motion to approve the Approval Resolution,

2<sup>nd</sup> by Paul Bruno, vote 5-0. Susan Chapman reminded Attorney Romanello that no work shall commence before the Mylar is signed.

**High Winds Road Subdivision, aka Dunham Ponds:**

Correspondence dated 2/13/2008 was received from Bob Clark; Project Manager for Dunham Ponds. This letter was in direct response to the Planning Commission's letter dated 1/30/2008 to Attorney Robin Kahn. The correspondence outlined items that have been completed and items that could not be completed until Spring 2008. The Town engineer has not been up to Dunham Ponds to verify this.

Susan Chapman asked if there was any public comment—as follows:

George Sykes, Heron View Drive: Stated not all of the Condo Association's issues have been resolved. Mr. Sykes submitted a letter into the record outlining all outstanding issues the property owners have. A copy of this letter will be forwarded to Bob Clark, Project Manager.

Cheryl Reedy, Unit 1: Thanked the Commission for their due diligence and urged the Planning Commission not to release the Bond until all of the warranty work has been completed and approved by the Town Engineer. Ms. Reedy has warranty work waiting for more than 2 years now and has been promised repeatedly the work would be completed. The reason the warranty work has not been completed is because the work is subcontracted out and some of the subcontractors haven't been paid, hence they won't come back to finish the work. The bond money the Town is holding is her insurance the warranty work will be completed.

Ms. Reedy asked the Commission not to allow any further construction until Phase 1 has been completed and the portion of Phase 2 that has been started is also completed.

Linda Rutherford, 64 Heron View Road: Stated the units that have been started in Phase 2 have come to a stand still there is tyvec falling off of them and garage doors have not been installed. This is an eye sore and discourages anyone from purchasing into the development. Ms. Rutherford would like to see some progress.

Bob Clark, Project Manager: Responded to the homeowner's remarks. There is a 4 unit building under construction and it has all the roughed in mechanicals. However, it is the dead of winter and it is too dangerous for his crew to put up siding when there is ice and snow on the ground and scaffolding. When the weather breaks, it is his full intention to continue and finish the building. Mr. Clark has not been able to get in touch with Tony Iadarola to schedule a walk through of the site. Mr. Clark requested a copy of the letter from the Condo Assoc. The secretary will mail or fax him a copy.

The Commission appreciates the homeowners coming in to share their concerns. However, the Planning Commission cannot get involved with individual homeowner issues and releasing the bond is not before the Commission at this time.

**NEW BUSINESS**

**Lot Line Revision, Rick Salem, 3 Rocky Hill Road & 137 Short Woods Road**

Rick Salem approached the Commission and explained his plans as follows. There are 2 parcels. He lives in one. The lots are in an R-88 {2 acre zone}. There is a stone wall that acts as a quasi natural boundary and Mr. Salem proposes to move the lot line over to the stone wall. Mr. Salem lives on one of the lots and he would like to build a home on the other lot. Both lots will be conforming and have over 2 acres of property.

Roger Wise made a motion to approve the Lot Line Revision as outlined, 2<sup>nd</sup> by Mike Daood, vote 5-0.

**Discussion with Attorneys Gail McTaggart and Jim Strub:**

Faline Fox, Chair of the Zoning Commission and 1<sup>st</sup> Selectman John Hodge were also present. Attorneys Gail McTaggart and Jim Strub handed out a package outlining procedures and discussed as outlined.

Mike Daood made a motion to adjourn at 10:00pm, 2<sup>nd</sup> by Roger Wise, vote 5-0.