



The Planning Commission

Town of New Fairfield
New Fairfield, Connecticut 06812

Regular Meeting
Monday, March 24, 2008
New Fairfield Senior Center

MINUTES

Commissioners Present: Susan Chapman, Chair, Mike Daood Vice Chair, Paul Bruno and Bob Murtha joined the meeting at 7:35.

Commissioners Absent: Roger Wise

Alternates Present: Gregory Porpora joined the meeting at 7:45.

Alternates Absent: None

Call to Order: 7:30pm

Approval of Minutes:

Mike Daood made a motion to accept the Minutes to the February 25, 2008 meeting, 2nd by Paul Bruno, vote 3-0.

Correspondence/Announcements

Public Comment

OLD BUSINESS

Spruce Ridge Subdivision:

The applicant Peter Joram was present. Susan Chapman read a letter into the meeting dated February 28, 2008 from the applicant's attorney Jeremiah Dineen. The letter stated the applicant has been diligently working with contractors and the banks to get road estimates and bonding and is requesting a 90-day extension on the approval time. The Commission discussed the bonding process. The Approval Time expires on April 2, 2008. Mike Daood made a motion to grant the 90-day extension on the approval time, 2nd by Paul Bruno, Vote 4-0. This 90-Day Extension will expire on July 1, 2008.

Pine Crest Lane—Mike Chamoures, Applicant:

Susan Chapman read a letter into the meeting dated March 21, 2008 from the Town Engineer, Tony Iadarola. Mr. Iadarola recommends the Planning Commission make a recommendation to the Board of Selectmen to accept Pine Crest Lane as a Town Road. The Commission discussed if construction in a subdivision is not complete should the Commission recommend a road to be accepted by the Town. The Commission was unsure if the construction in this subdivision was completed and would like clarification on the process of recommending roads to be accepted by the Town. Mike Daood made a motion to table this item until they can find out the state of construction, 2nd by Bob Murtha, vote 4-0.

John Hodge joined the meeting at 8:15pm. Mike Daood made a motion to reopen the discussion on Pine Crest Lane, 2nd by Bob Murtha, vote 4-0. John Hodge stated all of the construction on Pine Crest Lane has been completed and as a rule of thumb, the Town Engineer will not recommend a road to be accepted if the construction in the subdivision is not completed. Paul Bruno made a motion to make a recommendation to the Board of Selectmen to accept Pine Crest Lane as a Town Road, 2nd by Bob Murtha, Vote 4-0.

High Winds Road Subdivision, aka Dunham Ponds:

The Commission reviewed the original 60-Day extension effective February 24, 2008 falls 4 days short of the April 28 meeting date. Since it was the Commission's intension to have the 60-day extension go up to the April 28 meeting date the extension should be revised. Mike Daood made a motion to extend the previously approved extension to the date of the April meeting, 2nd by Bob Murtha, vote 4-0.

The Commission was under the impression the applicant's attorney was going to send an email requesting an additional 60-day extension. This email has not yet been received and the Commission discussed their views on why the email had not been sent.

Susan Chapman stated she attended a Site Walk on March 7, 2008 with several other Town Officials and read a letter into the meeting from Town Engineer, Tony Iadarola dated March 21, 2008. This letter addressed numerous issues that affect various Town Departments. Susan Chapman stated the Commission needs to address the issues that affect only the Planning Commission and will contact attorney Jim Strub to see exactly which issues pertain to Planning. The Commission discussed the process of releasing a bond. Susan Chapman will ask Jim Strub what options the Commission has if there is a lack of progress between now and the April 28, 2008 meeting.

Cheryl Reedy, Unit 1 Heron View Drive: Ms. Reedy stated the owner is a very nice man, however he makes empty promises. At the last Planning Meeting, the project manager, Bob Clark stated it was too cold to work on the condos. However this owner has a project in Bethel and the Bethel project was not affected by the cold weather. Ms. Reedy also stated all of the items in the Town Engineer's letter are public improvements, which the homeowners purchased in good faith. The Homeowner's Association will end up absorbing the costs if the owner folds on this project.

NEW BUSINESS

8-24 Referral Playground on Memorial Field, 2 Brush Hill Road:

Susan Chapman read a letter from Steve Merullo dated March 24, 2008 stating he is withdrawing his request for the 8-24 Referral on Memorial Field.

Planning Procedures:

Susan Chapman stated if anyone has not yet read through the package Gail McTaggart distributed last month, they should do so prior to the April meeting.

Mike Daood made a motion to adjourn at 8:30pm, 2nd by Bob Murtha, vote 4-0.