



The Planning Commission

Town of New Fairfield
New Fairfield, Connecticut 06812

Regular Meeting
Monday, April 23, 2007
Police Dept. Conference Room

MINUTES

Commissioners Present: Phil Nelson, Chairman, Tom Corbett, Susan Chapman and Roger Wise

Call to Order: 7:30pm

APPROVAL OF MINUTES:

Roger Wise made a motion to accept the Minutes to the March 26, 2007 meeting, 2nd by Tom Corbett, all in favor.

CORRESPONDENCE/ANNOUNCEMENTS

- The State is offering a Planning Conference for those who are interested
- A 14-Lot subdivision on Short Woods Road has just passed through Inland/Wetlands and will most likely come our way in the next month or so.

PUBLIC COMMENT—None Heard

OLD BUSINESS

Sonneborn Estates: Phil Nelson read a letter into the meeting dated March 28, 2007 from the Town Engineer, Tony Iadarola. Mr. Iadarola's letter stated he recommends the existing bond for Sonneborn Estates in the amount of \$371,185 be reduced in the amount of \$246,562 to a new bond in the amount of \$124,623. Mr. Iadarola's letter outlined what the remaining \$124,623 would be for. If the Commission approves this bond, a letter must be sent to the BOS for approval.

Roger Wise made a motion to reduce the existing bond in the amount of \$371,185 for Sonneborn Estates by \$246,562 to a new bond in the amount of \$124,623, 2nd by Tom Corbett, all in favor.

Spreadsheet Timeline: Phil Nelson handed out a spreadsheet timeline showing the most recent subdivisions/resubdivisions and was discussed as outlined. If anyone has further suggestions, please let Phil Nelson or the secretary know.

Preliminary Informal Discussion, 256 Route 39, Arthur Dorfman: Mr. Dorfman approached the Commission and explained in September 2004 he received Planning approval to create a resubdivision of his property. Mr. Dorfman allowed the approval time (270 days) to expire as he was not ready to move forward with the project at that time. Mr. Dorfman's father purchased the land with a cottage on it in 1941 and he took ownership in 1972, at which time he revamped the house and got his "free split". The property has 4 acres that go from 256 Route 39 to 262 Route 39. Mr. Dorfman would like to resubdivide the 4 acres into 2 lots. There is also a variance on the property to allow for 3 houses on an access way. The variance will not be needed as the property is too steep and there is too much ledge to make this accessway cost effective. Mr. Dorfman had his engineer, Ralph Gallagher, design a new driveway that will access 2 of the homes and has received approval from the State Dept. of Transportation (DOT) as well as Maria Haussherr-Hughes. Mr. Dorfman was seeking the advice of the Planning Commission before he proceeds, and inquired if he would need to pay the application fee again.

Phil Nelson stated that since the approval time has expired, the entire resubdivision process must start all over again and the application fees have changed since 2004. The new fees are \$500 for the application and \$300 per lot. Waiving the application fee is at the discretion of the Planning Commission and would be determined when an application was submitted. Phil Nelson stated that Mr. Dorfman is entitled to submit applications to IWWC and Planning Commissions simultaneously; however, he does not recommend this due to very strict timelines. Mr. Dorfman has made changes to the driveway or accessway that will need to be approved by Inland/Wetlands. It is suggested that Mr. Dorfman go to Inland/Wetlands 1st and then come to us. Phil Nelson also noted that the Planning Commission is enforcing its policy of accepting only applications that are complete at the time of their presentation to the Planning Commission secretary prior to meeting at which its acceptance is to be approved.

NEW BUSINESS

Public Notice Registry

Phil Nelson stated he received an email from Gail McTaggart's office regarding a Public Notice Registry. What this means is that the Town must keep a list for 3 years of any one who wants to be informed of changes in the Zoning or Planning Commissions' Regulations. Persons on the registry must be notified directly by the Town. It has not yet been determined by the BOS who will maintain the registry and make notifications.

ADJOURN

Susan Chapman made a motion to adjourn at 8:40pm, 2nd by Tom Corbett, all in favor.