



# The Planning Commission

Town of New Fairfield  
New Fairfield, Connecticut 06812

**Regular Meeting**  
**Monday, January 22, 2007**  
**Police Dept. Conference Room**

## MINUTES

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

**Alternates Present:** None

**Commissioners Absent:** None

**Alternates Absent:** None

**Call to Order:** 7:26pm

### APPOINTMENT OF ALTERNATES:

### APPROVAL OF MINUTES:

Susan Chapman made a motion to accept the Minutes to the December 18, 2006 meeting, 2<sup>nd</sup> by Roger Wise, all in favor.

### CORRESPONDENCE/ANNOUNCEMENTS

- A list of Commissioners including party line and term dates was distributed.
- Resignations from Chris Gould and Dale Holly. This leaves the Commission with no alternates and only 4 full members.
- Unlike other Boards/Commissions replacements will fill the empty member's term; and not until the next election.
- River report card available for review
- Inland/Wetlands has a 14 lot subdivision in front of them, if approved we will get this in the spring.
- 2007/2008 Budget, only 2 lines they are the salary line and the supply line. Each application costs a minimum of \$105 in legal notices. Legal Counsel has its own account of \$5,000, which we will go over.

- Phil Nelson received clarification from Town Attorney Jim Strub regarding the \$950 bill. The bill was incorrectly coded as Red Fox Crossing when it should have stated Short Woods Acres. These fees are justified.
- We still have not received approval from Town Counsel to sign the Mylars for Short Woods Acres, Fordham Estates, and Wild Turkey Estates. Short Woods Acres 2<sup>nd</sup> and final 90-day extension is up on February 9, 2006. Then the subdivision becomes kaput and they have to start over again.

### **PUBLIC COMMENT**

Steve Merullo wanted to know what a 90 day approval period was. Phil Nelson explained.

### **OLD BUSINESS**

#### **Austin Woods Resubdivision, 129 Warwick Road:**

Phil Nelson read the call of the meeting. Tom Corbett made a motion to reopen the public hearing for Austin Woods Resubdivision, 2<sup>nd</sup> by Roger Wise, all in favor.

Phil Nelson read a letter from Ann-Marlene Hagman into the meeting stating she will convey a 25' parcel totaling 0.33 acres to the applicants for use as an access way contingent upon the Planning Commission's approval of the Resubdivision. Phil Nelson read correspondence from the following departments into the meeting:

1. Rich Jackson, Health Dept letter dated 1/17/2007 regarding septic systems
2. Maria Hausserr-Hughes, ZEO dated 1/19/2007 regarding previous concerns
3. Mike Gill, Fire Dept./Water Supply dated 1/13/2007 regarding water supply.

The Commission discussed the Fee in Lieu of Open Space. The property has been valued at \$135,000, which leaves the Fee in Lieu of as \$13,500 or \$6,500 per lot. The appraisal had been conducted without the 0.33-acre parcel being conveyed by Mrs. Hagman. On advice from Town Counsel, the Commission will not request a new appraisal.

Phil Nelson asked for any further public comment—none heard.

Roger Wise made a motion to close the public hearing for Austin Woods Resubdivision, 2<sup>nd</sup> by Susan Chapman, all in favor.

The Commissioners read the Approval Resolution into the meeting, noting changes on the last page to read the correct name of the subdivision and .033 acres changed to 0.33 acres.

Tom Corbett made a motion to approve the Approval Resolution, as amended 2<sup>nd</sup> by Susan Chapman, all in favor. Phil Nelson will revise the Resolution and the secretary will distribute them as necessary.

### **NEW BUSINESS.**

#### **8-24 Referral 302 Ball Pond Road**

Steve Merullo from Park and Rec., Bob Matarazzo, and Paul Gioia approached the Commission and stated the need for new baseball fields exists because there are too many leagues competing for the same field. Often, a team can only play 3 innings before their time is up and the next group needs to play. This results in players dropping out or not even signing up. The numbers for baseball signups are down. Steve Merullo stated the plans are in the very early preliminary stage and if he has to come back to the Planning Commission he will. At this point in time he has not hired an engineer or architect because he does not want to spend the money if the plans don't fly with the Town. Steve Merullo explained his plans to build 3 new baseball fields behind the Fire/Police Dept. at 302 Ball Pond Road as follows:

- This project was previously proposed in 1987 and did not make it past a Town Meeting by 5 votes.
- It was strongly suggested that project planning should include careful examination of its impact on neighboring homes, including, but not limited to, water run-off, soil erosion, noise and visual abatement, and public access
- The main concerns the residents' had then have been addressed. The main access will be through Meeting House Hill School (MHHS). MHHS has plans to reconfigure their parking lot. The main entrance will be between the existing sewer treatment plant and overnight bus parking.
- There will be a rear entrance from Consolidated School and Company A Fire House. This will provide sufficient parking.
- There will be a walking path from the High School through Hidden Valley Nature Center to the fields.
- They will stay away from Rita Drive and the stonewall will be left intact. The old plan went through the retaining wall.
- There will be 75' to 100' wood buffer to help reduce the noise level.
- They will be approximately 125' away from the Congregational Church's outdoor sanctuary and will not interfere with their activities or gardens or urns. Steve Merullo spoke with Janice Zackeo and walked the outdoor garden area with her. Janice brought the Church's attention to the ball fields this weekend.
- There is room to move the fields around.
- Steve Merullo spoke to Tim Simpkins regarding drainage issues, will bring water down to the catch basins.
- Per the CT Citing Council (CSC) no permanent structures can be in the fall zone. Park & Rec. submitted a letter to the CSC and is waiting for a response.
- There will be port-a-potties, dugouts, and bleachers and eventually lights.
- The Zoning Commission will have a public hearing on this on February 6, 2007.
- Siblings watching the games can go down to Hidden Valley Nature Preserve.

As of today, there are no costs estimates involved and they have not spent money on an engineer. They will do this if they receive approval from all Town Boards/Commissions in question. These fields are being built in conjunction with New Fairfield Baseball. New Fairfield Baseball has fundraising capabilities and they hope to raise the majority of the money through them. The Fee in Lieu of Open Space goes into a fund dedicated to open space and may possibly be used for this purpose. The Planning Commission must vote on the expenditure of this money.

There was discussion on the largest ball field. Steve Merullo said that field could be twisted around if it had to be. There was further discussion if this would fit into the Conservation & Development Plan. Mr. Merullo does not have a copy of this plan. The secretary will get him a copy.

Roger Wise made a motion to give a positive 8-24 Referral to the Board of Selectman regarding 3 ball fields located at 302 Ball Pond Road, 2<sup>nd</sup> by Susan Chapman, all in favor.

Susan Chapman made a motion to adjourn the meeting at 9:00pm, 2<sup>nd</sup> by Tom Corbett, all in favor.