



The Planning Commission

Town of New Fairfield
New Fairfield, Connecticut 06812

Regular Meeting
Monday, June 25, 2007
Town Hall Conference Room

MINUTES

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

Call to Order: 7:30pm

Guests: Mike Daood

APPROVAL OF MINUTES:

Roger Wise made a motion to accept the Minutes to the May 21, 2007 meeting, 2nd by Tom Corbett, all in favor.

CORRESPONDENCE/ANNOUNCEMENTS

- Mike Daood is interested in joining the Commission and was introduced to the Commissioners
- Phil Nelson wrote a letter dated 5/31/2007 to Ron Oliveri requesting the Town apply for a grant for Ball Pond Brook and Short Woods Brook; this would fit in with the 2003 Plan of Conservation & Development.
- Jay Waterman sent a memo regarding procedures for the end of the year budget. The budget is on track with regards to the secretary's salary and the supplies. The supplies line also pays for the legal notices.
- We have received a letter from Lisa Brown authorizing Peter Joram to submit a subdivision application on her behalf. This is the 14 lot subdivision going up on Short Woods Road. So far the application has not been submitted and it is believed they are having a hard time finding an archeologist.

PUBLIC COMMENT—None Heard

OLD BUSINESS

Wild Turkey Estates, 179 Ball Pond Road:

Phil Nelson stated he signed the Mylar for Wild Turkey Estates right on the deadline. The Mylar was then sent to the 1st Selectman because they had some bonding issues to resolve. All in all, the Mylar was filed with the Town Clerk just prior to the Approval Resolution expiring. The applicant, Jacques Proteau, had discussions with the land use attorneys which put everything into perspective and he obtained the required letter of credit.

NEW BUSINESS

Lot Line Revision, Romans, 77 Pine Hill Road & Deldin, 79 Pine Hill Road and Lot Line Revision, Quartaro, 81 Pine Hill Road & Deldin, 79 Pine Hill Road

Heidi Romans, Penny McEnomey, and Valerie Quartaro approached the Commission. Phil Nelson read the narrative from their attorney into the meeting giving the reason for the lot line revision. Mrs. Romans and Mrs. Quartaro explained they are on either end of the Deldins, 79 Pine Hill Road, and they would like enough property to meet the setbacks for a pool. They showed the Commission on the maps, how oddly shaped their lots were and by exchanging equal amounts of land with the Deldins the property would not be so oddly shaped and would be more useful to all 3 of the property owners involved. Each of the applicants will exchange an equal amount of land with the Deldins. The exchange of property will not affect the Open Space behind them. All 3 of the properties involved are in a 2 acre Zoning District and after the proposed lot line revisions; all 3 properties will still have at least 2 acres. Their homes will meet all of the required setbacks for 2 acre zoning. The swap of land and the lot line revisions will not affect the easements given to the Town for drainage. The name of the subdivision is Pine Hill Meadows. Phil Nelson read a letter from the Deldins dated 6/8/2007 into the meeting.

The applicants inquired why an attorney had to write the narrative for the lot line revisions and Phil Nelson explained the Commission needs a legal standard of some definition and help to cover the Town for liability and to make sure the swap of land is used for what they say it is going to be used for.

Roger Wise made a motion to approve the lot line revisions for 77 Pine Hill Road, owner Romans, 79 Pine Hill Road, owner Deldin, and 81 Pine Hill Road, owner Quartaro as shown and discussed at tonight's meeting noting the subdivision is Pine Hill Meadows, 2nd by Tom Corbett, all in favor. Phil Nelson signed the back of the Lot Line Revision application.

Phil Nelson stated a \$20 {twenty dollar} fee payable to the Town Clerk's office was required in order for him to file the Mylar with the Town Clerk. None of the applicants present had a check book, Phil Nelson stated he would be available tomorrow afternoon to sign the Mylar provided the applicants brought in the required fee.

New Members:

Mike Daood was present. He is interested in joining the Planning Commission. He is in the hotel development business and thought it would be interesting to sit on the other side of the table for a change. The Commission discussed some of their past applications and what their mission is. Mike Daood stated he would like to become a member noting that

he does travel a lot on business and may not be able to attend all of the meetings. Susan Chapman made a motion to accept Mike Daood onto the Planning Commission, noting that his term will expire in November 2007, 2nd by Tom Corbett, all in favor. Phil Nelson swore Mike Daood in.

ADJOURN

Susan Chapman made a motion to adjourn at 8:15pm, 2nd by Roger Wise, all in favor.