



# The Planning Commission

Town of New Fairfield  
New Fairfield, Connecticut 06812

**Regular Meeting**  
**Monday, November 26, 2007**  
**New Fairfield Public Library, Community Room**

## MINUTES

**Commissioners Present:** Susan Chapman, Mike Daood, Paul Bruno, Tom Corbett and Roger Wise

**Commissioners Absent:** None

**Alternates Present:** Bob Murtha

**Alternates Absent:** Gregory Porpora

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

### ELECTION OF OFFICERS:

Mike Daood made a motion to nominate Susan Chapman as chair, 2<sup>nd</sup> by Roger Wise, all in favor. Roger Wise made a motion to nominate Mike Daood as vice chair, 2<sup>nd</sup> by Tom Corbett, all in favor.

### APPROVAL OF MINUTES:

Mike Daood made a motion to accept the Minutes to the October 22, 2007 meeting, 2<sup>nd</sup> by Roger Wise, Vote 4-0-1. Paul Bruno abstained

### CORRESPONDENCE/ANNOUNCEMENTS

- Letter from Ball Pond Advisory Committee dated 11/14/2007 regarding a concrete retaining wall in Ball Pond—see attached
- Letter from Town Clerk regarding 2008 meeting dates.
- Letter from former chair Phil Nelson dated 11/19/2007 regarding the transition—see attached.
- Memo from Maria Horowitz dated 11/21/2007 regarding a joint workshop with Planning and Zoning Commissions

**PUBLIC COMMENT**—none heard

## **OLD BUSINESS**

### **Spruce Ridge Subdivision, 57, 65, and 83 Short Woods Road, HH & P, LLC and Diana Browne**

The site walk report prepared by former chair Phil Nelson was read into the meeting. Peter Joram, Diana Browne and Ralph Gallagher, approached the Commission. The Commission discussed the proposed open space outlined at last month's meeting was too close to Diana Browne's septic system. The Commission discussed taking other open space on Lots 8 and 9. The discussion focused on the proposed conservation easements on these lots. Conservation easements are owned by the property owner and not the Town. The Commission discussed taking the conservation easements plus 20' past for open space. Pedestrians can access this open space from the cemetery, provided the cemetery allows access. The Commission will take 1.5 acres from lot 9 and 1.9 acres from lot 8. This will leave both lots with the required 2 acres. The applicants will contact the secretary and give her the percentage of land being taken for open space. The remaining percentage will be paid as a fee in lieu of open space.

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

Michael Ford and Attorney Joseph Romanello approached the Commission. Susan Chapman read a letter into the meeting dated 11/02/2007 from the applicant. Attorney Romanello stated the reason why the Approval Resolution lapsed was because the bonding for the shared accessway was more than they thought it would be and they were not able to secure bonding or a letter of credit prior to the expiration of the Approval Resolution.

The applicants stated they have had contact with Town Attorney, Jim Strub. The applicants would like to resubmit their resubdivision application for a 3<sup>rd</sup> time and have the Commission waive the fee again. The Commission discussed the application fee is \$500.00 (five hundred dollars) and the per lot fee is \$300.00 (three hundred dollars), totaling \$1,100.00 (one thousand one hundred dollars). Discussion followed taking a portion of the fee or at the very least the cost of legal fees and the cost of the secretary's time. Susan Chapman will contact Attorney Jim Strub regarding this issue. Mike Daood made a motion to approve Susan Chapman to call Attorney Strub and discuss what application fees are warranted, 2<sup>nd</sup> by Tom Corbett, all in favor.

### **Rock Ridge Resubdivision of Lots 6C and 6D—Gary Mead, applicant**

Gary Mead approached the Commission. He submitted the green certified mail cards for his application. The application submitted was completed. Correspondence has been received from other departments, which will be read into the public hearing next month.

Roger Wise made a motion to accept the application 2<sup>nd</sup> by Mike Daood, all in favor. Mike Daood made a motion to set the public hearing date for the application on December 17, 2007, 2<sup>nd</sup> by Roger Wise, all in favor.

## **NEW BUSINESS**

### **Lot Line Revision, New Fairfield Free Public Library, 2 Brush Hill Road:**

Sarah Marsh, Chair, of the Library Board of Directors, approached the Commission and explained they already received a positive 8-24 Referral to proceed with their expansion. In order to move forward with their expansion project a variance is required from the Zoning Board of Appeals. The zba has indicated the Library as it presently exists is over lot coverage. To alleviate this issue, the Library would like to merge the following lots into one lot: the Library, the Town Hall & Veterans Field, and the upper parking lot for Veterans Field. Sarah Marsh spoke to the Veterans regarding this matter and they do not see any issues with merging the lots.

Roger Wise made a motion to approve the lot line revision as outlined above, 2<sup>nd</sup> by Mike Daood, vote 4-0-1. Tom Corbett abstained.

#### **Joint workshop with the Zoning Commission**

The Zoning Commission would like to have a joint workshop with the Planning Commission to go over the new proposed zoning regulations. There are some regulations that will have a direct impact on the Planning Commission. The Commission discussed a Saturday morning after the holidays. The Commission will contact the Zoning Commission for the dates January 5 or 12, time to be announced.

#### **Possible seminar by Gail McTaggart regarding Planning Commission Responsibilities**

The Commission discussed having Gail McTaggart come to a meeting, or having a workshop with her to go over their duties, responsibilities, and parameters. Chairman, Susan Chapman will contact Gail McTaggart regarding this.

#### **New Town Website:**

There is a new Town Website. Paul Bruno will write a mission statement for the Commission's web page. The Commission discussed the secretary having a voice mail and a Town email.

#### **2008 Meeting Schedule:**

Susan Chapman made a motion to add the 2008 meeting schedule to the Agenda, 2<sup>nd</sup> by Roger Wise, all in favor. Discussion followed. Mike Daood made a motion to adopt the 2008 meeting schedule as amended, 2<sup>nd</sup> by Roger Wise, all in favor.

The Commission discussed open space and dividing up some of their responsibilities. Roger Wise will contact the New Fairfield Land Trust regarding a map of their open space.

#### **ADJOURN**

Roger Wise made a motion to adjourn at 9:15pm, 2<sup>nd</sup> by Tom Corbett, all in favor.