



**Town of New Fairfield
Planning Commission
4 Brush Hill Road
New Fairfield, CT 06812**

MINUTES

**Monday, August 23, 2021, at 7:30 p.m.
Virtual meeting via Zoom**

Members Present: Cynthia Ross-Zweig (Chair), Patrick Hearty (Vice Chair), Jeff Morrell, Cory Neumann, Patrick Callahan (Alternate), Keith Landa (Alternate)

Members not Present: Kirsten Bennett, George Martignetti (Alternate)

Others Present:

NF Selectman: Khristine Hall

NF Engineer: Tony Iadarola

Call to order

Network administrator Quintin Flowers explained the rules and procedures for virtual meetings. Chairman Cynthia Ross-Zweig called the meeting to order at 7:32 p.m.

Pledge of Allegiance

Appointments

Patrick Hearty made a motion to elevate Keith Landa to full voting members. Cory Neumann seconded the motion. **Vote: 4-0-0 (Motion approved)**

Approval of Minutes

Jeff Morrell made a motion to approve the minutes from the regular meeting on 7/26/2021. Cory Neumann seconded the motion. **Vote: 4-0-1 (Motion approved, Keith Landa abstained)**

Correspondence and Announcements

Cynthia Ross-Zweig stated she had correspondence from town engineer Tony Iadarola and would read it later for the group.

Mr. Earnie Abate, a member of Hearth Home Builders, noted he sent in a letter to the Planning Commission. Chairman Ross-Zweig suggested Mr. Abate read the letter for record later in the meeting.

Planning secretary noted an email received before the meeting from Mr. Mazzucco that included a quote from Earth Movers for road construction at Barn Brook III. The email was forwarded to commissioners.

Public Comment: None

Old Business:

- Public Hearing continued, Barn Brook Estates III –

Patrick Hearty made a motion to continue the public hearing on Barn Brook Estates III. Keith Landa seconded the motion. Cory Neumann recused himself from the public hearing due to a conflict of interest. **Vote: 4-0-0 (Motion approved)**

Jeff Morrell read a letter from town engineer, Tony Iadarola. The letter was dated August 23, 2021.

Cynthia Ross-Zweig read a site work proposal from Earth Movers. The letter was dated April 27th, 2021.

Mr. Earnie Abate read a letter he wrote to the Planning Commission on July 21, 2021.

Christian DaCunha, Rock Harbor Builders, Sherman CT, stated they are building five homes in Barn Brook phase II and support Barn Brook phase III. He feels a condition of approval should be that the detention basin issues are worked out between the town, developers, and homeowners.

Mike Mazzuco commented the bond amount suggested by Mr. Iadarola seemed excessive based on the estimates received from Earth Movers and American Paving.

Mr. Iadarola stated that the technical issues were resolved by working closely with the design engineer. He continued that the 2014 Planning approval clearly stated an HOA be created to assume maintenance of the detention system and the related items. For the bonding issue Mr. Iadarola noted that reductions could be made as quickly as the contractor completed the improvements.

Bill DiTullio, 3 Elwell Rd, commented that the bond amount being requested is excessive. He continued that he was never told the HOA needed to include maintenance of the detention basins.

An extensive conversation of bonding and the establishment of an HOA to assume maintenance of the detention basin continued. Planning members acknowledged the difficult issue and continued to discuss finding a path forward. After reviewing guidelines, it was determined there would be 65 days after the close of the public hearing to render a decision.

Keith Landa made a motion that the public hearing for Barn Brook be closed. Patrick Hearty seconded the motion. **Vote: 4-0-0 (Motion approved)**

Keith Landa requested commissioners be sent copies of the 2014 approval as well as any correspondence going back and forth from that time. He also wanted clarification from the town attorney which document from 2014 has legal standing. He also requested the opinion of the town attorney if the owners of lots five, six, and seven have legal responsibility for

maintenance of the detention system elements that are on their properties. Cynthia Ross-Zweig stated she would request that information. Tony Iadarola asked that Cynthia Ross-Zweig put the request on formal letter head and be distributed to everyone.

- Barn Brook revised planting map – Mr. Mazzucco explained the applicants submitted a revised planting plan for the phase II detention basin with a revised site map to Inland/Wetlands. Inland/Wetlands approved the revision. Tony Iadarola questioned if the correct administration process was followed with a site plan modification application. Cynthia Ross-Zweig stated Planning did not receive an application.

Keith Landa made a motion to approve the modification of the planting plan contingent upon receipt of an application. Patrick Hearty seconded the motion. **Vote: 4-0-0 (Motion approved)**

New Business

- **Lot Line revision application 181 & 183 Ball Pond Road** – Cory Neumann made a motion to accept the application for a lot line revision of 181 & 183 Ball Pond Road. Keith Landa seconded the motion. **Vote: 5-0-0 (Motion approved)**

Members discussed pending the standing items to the next meeting.

Standing Items

- **Lighting Study** – Jeff Morrell requested Pat Hearty ask for a revision on the plan to not go under the state road. The lightbulb would need to be updated to an LED lightbulb.
- **Subdivision Update** –

Adjournment

Patrick Hearty made a motion to adjourn the meeting at 10:01pm. Keith Landa seconded the motion. **Vote: 5-0-0 (Motion approved)**