



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

MINUTES

**Monday, October 25, 2021 at 7:30 p.m.
Virtual meeting via Zoom**

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

Members not Present: George Martignetti (Alternate)

Others Present:

ZEO – Evan White

NF Engineer: Tony Iadarola

Call to order

Assistant Broadcast Coordinator 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 – All commissioners present.

Patrick Hearty (vice chair) resigned from the commission effective immediately. He stated Jeff Morrell would be taking over the lighting study for the commission.

Jeff Morrell made a motion to elevate Pat Callahan to a full voting member. Cory Neumann seconded the motion. **Vote: 4-0-0 (Motion approved)**

Amendment to Agenda

Patrick Hearty made a motion to amend the agenda to add Barn Brook site plan revision under old business and move Lot Line revision 181x183 Ball Pond Road (Wild Turkey Estates) to new business. Pat Callahan seconded the motion. **Vote: 4-0-0 (Motion approved)**

Approval of Minutes

Kirsten Bennett requested a revision of the minutes to include her name as the member who abstained from the discussion and vote on Barn Brook due to a conflict. Pat Callahan made a motion to accept the revision. Cory Neumann seconded the motion.

Vote: 4-0-0 (Motion approved)

Kirsten Bennett made a motion to approve the minutes as amended from the regular meeting on 9/27/2021. Pat Callahan seconded the motion.

Vote: 4-0-1 (Motion approved, Jeff Morrell abstained)

Correspondence and Announcements

Cynthia Ross-Zweig stated she will address the correspondence received from the town attorney later in the meeting.

Public Comment: None

Old Business:

- **Lot Line revision application 181 & 183 Ball Pond Road (Wild Turkey Estates)** – Commissioners reviewed and discussed the lot line change with the owners. Evan White noted the request meets all regulations for R-88 and is in full compliance.

Kirsten Bennett made a motion to accept the application for the lot line revision submitted by Jacques Proteau and Pro Construction LLC. Cory Neumann seconded the motion.

Vote 5-0-0 (Motion approved)

Kirsten Bennett made a motion to approve the application for the lot line revision submitted by Jacques Proteau and Pro Construction LLC. Cory Neumann seconded the motion.

Vote 5-0-0 (Motion approved)

Cory Neumann and Kirsten Bennett recused themselves from the next agenda item.

- **Resolution on Barn Brook Phase III** – Cory Neumann made a motion to elevate Keith Landa to full voting member for this agenda item. Kirsten Bennett seconded the motion. **Vote 5-0-0 (Motion approved)**

Recording secretary read for the record the letter from Mr. Neil Marcus dated October 21, 2021 and the Resolution of Approval for Barn Brook Estates Resubdivision Phase III.

Tony Iadarola suggested adding that phase III is a resubdivision of lot 12. He also noted a typo on the bond amount and requested that the term “portion” be removed from item 5c and 5d.

Commissioners continued discussion about possible revisions. There was agreement to hold a special meeting on November 1st to review and vote on a clean copy.

New Business

Standing Items

- **Lighting Study** – Jeff Morrell provided a brief updated on the lighting study stating he was waiting for some revisions on the maps.
- **Subdivision Update** – Kirsten Bennett stated three homes are now completed in the Saw Mill Rd subdivision.

Adjournment

Kirsten Bennett made a motion to adjourn the meeting at 8:28pm. Cory Neumann seconded the motion. **Vote: 5-0-0 (Motion approved)**