



# The Planning Commission

Town of New Fairfield  
New Fairfield, Connecticut 06812

## MINUTES

Regular Meeting  
Monday, July 25, 2022  
33 State Route 37  
New Fairfield, CT 06812  
7:30 pm

**Commissioners Present:** Mr. Cory Neumann, Vice Chair  
Mr. Jeff Morrell  
Mr. Ernie Lehman  
Ms. Kristen Bennett O'Rourke

**Commissioners Absent:** Ms. Cynthia Ross-Zweig, Chair

**Alternates Present:** Mr. Patrick Callahan  
Mr. Dylan White

**Alternates Absent:** Ms. Olivia Micca

**Guests Present:** none

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

### ELEVATION OF ALTERNATES

Mr. Jeff Morell makes a motion to elevate Mr. Dylan White to a voting commissioner for the meeting. Mr. Ernie Lehman seconded the motion. (4-0-0)

### APPROVAL OF THE MINUTES

The minutes from the June 27, 2022 meeting were not available and they were tabled to the following meeting.

### CORRESPONDENCE / ANNOUNCEMENTS

Tony Iadarola, Town Engineer – will be discussed during the Bond Reduction discussion  
No announcements.

## **NEW BUSINESS**

### **Recording Secretary**

Dana Ulibarri was introduced as the new Planning Commission Recording Secretary.

### **Discussion – Plan of Conservation and Development, recommendations**

Ms. Cynthia Ross-Zweig has not heard back from the Selectman on the recommendations – this has been tabled until the next meeting.

### **Discussion of Bond Reduction – Warren Hill Subdivision**

There was a bond reduction two meetings ago. However, there are two separate bonds on this property. A bond from the develop and from the property owner. Mr. Cory Neumann read a letter from Tony Iadarola, the Town Engineer, requesting the release of the \$209,000 bond to JoAnn Miller. Tony Iadarola requested that a letter be sent to the First Selectman if the Planning Commission concurred with his recommendation.

Mr. Ernie Lehman made a motion for the Planning Commission to approve the release of the bond referred to in Tony Iadarola's letter dated June 3, 2022 and recommended that the Planning Commission send a letter to the Selectman to that effect. Ms. Kirsten Bennett O'Rourke seconded the motion. Motion passed (5-0-0).

## **OLD BUSINESS**

### **Update on Housing Ad Hoc Participation**

Mr. Cory Neumann is on the committee and inquired if anyone else on the Planning Commission that would want join the Housing Ad Hoc Commission. The meetings are held the last Tuesday of the month at 7:30 pm, currently on Zoom. – this was tabled until the next meeting.

Mr. Patrick Callahan gave a description of the Housing Ad Hoc Commission.

## **STANDING ITEMS**

### **Subdivision Log**

Ms. Kirsten Bennett O'Rourke stated that she had updated and circulated it. Mr. Cory Neumann stated that Barnbrook is currently putting in the road for Phase 3. The first course of asphalt should be in by late August.

### **Commissioner Training/Refresher - August Meeting Attorney Neil Marcus**

Mr. Cory Neumann will check with Ms. Cynthia Ross-Zweig as to whether or not Attorney Neil Marcus will be at the August meeting and send out an update.

## **ADJOURNMENT**

Mr. Ernie Lehman made a motion to adjourn at 7:40 pm. Ms. Kirsten Bennett O'Rourke seconded the motion.

**Vote: 5-0-0 (Motion approved)**

Respectfully submitted

Dana Ulibarri

Tuesday, July 26, 2022