



The Planning Commission

Town of New Fairfield

New Fairfield, Connecticut 06812

Planning Commission Town of New Fairfield

Regular Meeting – Minutes

Monday, March 6, 2023 @ 7:30pm

Community Room @ 33 Route 37

New Fairfield Conference Room

New Fairfield CT

Commissioners: Ms. Cynthia Ross-Zweig, Chair
Mr. Cory Neumann, Vice Chair/Secretary
Mr. Ernie Lehman - absent
Mr. Jeff Morrell
Ms. Kristen Bennett O'Rourke - absent

Alternates: Mr. Dylan White - abstain
Mr. Patrick Callahan -absent
Ms. Olivia Micca

Guests: Dylan White
Mary Pattison

Call to Order: 7:31 pm
Pledge of Allegiance

ELEVATION OF ALTERNATES

Mr. John Morrell made a motion to elevate Ms. Olivia Micca to a voting commissioner for the meeting. Mr. Cory Neumann seconded the motion. **(3-0-0) Motion approved.**

APPROVAL OF THE MINUTES

Mr. Cory Neumann made a motion to approve the minutes from the November 28, 2022 and January 23, 2023 meetings. Ms. Olivia Micca seconded the motion. **(3-1-0) Motion approved.**

CORRESPONDENCE/ANNOUNCEMENTS

Budget - none

Mr. Cory Neumann made a motion to amend the New Business the wording from Lot Line Revision to Engineer Revision. Ms. Olivia Micca seconded the motion **(4-0-0) Motion approved.**

PUBLIC COMMENT

None due to it being a Special Meeting

NEW BUSINESS

26A Bear Mountain Road – Engineer Revision – Dylan White

Letter from Antonio Iadarola, the Town Engineer

Mr. Cory Neumann, read a letter from the Town Engineer, Antonio Iadarola (see enclosure).

Mr. Dylan White stated he is looking for approval on a site development plan on the original plan there was decorative gravel or infiltration on the lower side of the proposed driveway. The proposed revision is to pitch the driveway to the high side and carry all the water in one infiltration trench going down the entire driveway instead of two. Mr. White shared the original plan drawings and the new plan drawings. Evan White, the town Zoning Enforcement Officer, stated that it has met all the zoning requirements. Ms. Cynthia Ross-Zweig read the application.

Mr. Cory Neumann made a motion to approve the Engineer Site Plan Revision for 26A Bear Mountain Road. Ms. Olivia Micca seconded the motion. **(4-0-0) Motion approved.**

OLD BUSINESS

POCD – Ms. Cynthia Ross-Zweig went over the splitting of the payments over three years. Patty Mota has been contacted requesting her to contact Planimetrics regarding the splitting of the payments per the First Selectman’s suggestion. Jeff Morrell stated a concern on the splitting from the viewpoint of Planimetrics. Ms. Olivia Micca suggested going before the Board of Selectmen again if there were a surplus in the coming year to request funds earlier in the process. A discussion was held regarding if the amount charged would increase due to the need to split the payments and if it could potentially put grant monies at risk. The worst-case scenario would be requesting an extension.

STANDING ITEMS

Subdivision Log - none

ADDITIONAL ITEMS

None

ADJOURNMENT

Mr. Jeff Morrell made a motion to adjourn the meeting at 7:47 pm. Ms. Olivia Micca seconded the motion. **(4-0-0) All in favor**

Enclosure

26A Bear Mountain Road – Lot Line Revision Letter - from Antonio Iadarola



TOWN OF NEW FAIRFIELD
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
4 Brush Hill Road
New Fairfield, CT
06812-2619

TOWN ENGINEER
Antonio Iadarola, P.E.

February 24, 2023

Planning Commission
4 Brush Hill Rd.
New Fairfield, CT, 06812

RE: Aberdeen Acres- LOT B2
Site Plan Revision

Dear Chairman and Commission Members:

I have reviewed the site plan modification specifically related to Lot B2 as shown on Site Development and Septic Plan dated October 21, 2022 revised December 12, 2022 all prepared by Artel Engineering Group, LLC.

I offer the following comments for your consideration:

1. I find that most of the changes shown on the revised plan consist of drainage revisions. A sizable swale is proposed on the East side of the proposed driveway which eventually drains into the wetlands on the North side of the site. As proposed now, the swale has no protection from erosion and should be armored with rip rap placed over filter fabric. This will not only provide for immediate protection from erosion as it stabilizes but will protect it long term. The swale should be cleaned at least twice a year once in early spring and another prior to the winter season. This can be a condition of your approval should you consider approving these revisions.

If you have any questions or concerns, please call me.

Sincerely,

Tony Iadarola

Tony Iadarola, P.E.
Town Engineer

cc: First Selectman Office

BUILDING & GROUNDS DIVISION ♦ ENGINEERING ♦ HIGHWAY DIVISION ♦
RECYCLING DIVISION ♦ VEHICLE MAINTENANCE
OFFICE LOCATION: TOWN GARAGE 188 ROUTE 37, NEW FAIRFIELD, CONNECTICUT 06812
PHONE: (203) 312-5628 ♦ FAX: (203) 312-5678
PART-TIME TOWN ENGINEER HOME PHONE 203-746-0503

File

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