



The Planning Commission
Town of New Fairfield
New Fairfield, Connecticut 06812

Planning Commission Town of New Fairfield
Regular Meeting – Minutes
Monday, May 22, 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 - absent
Mr. Ernie Lehman
Mr. Jeff Morrell
Ms. Kristen Bennett O'Rourke - absent

Alternates: Mr. Dylan White - absent
Ms. Olivia Micca

Guests: Gary Reetz, Neil Marcus, Pat Del Monaco, Khris Hall, Don Hensley

Call to Order: 7:31 pm
Pledge of Allegiance

ELEVATION OF ALTERNATES

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

APPROVAL OF THE MINUTES

Minutes from the April 24, 2023 meeting – pending until next meeting

CORRESPONDENCE/ANNOUNCEMENTS

Budget – The Board of finance sent a review of the budget for the current fiscal year which ends June 30, 2023

Barnbrook – Letter from the town engineer, Tony Iadarola in response to Wayne Skelley (see enclosure) read by Cynthia Ross-Zweig. Cynthia Ross-Zweig stated that per the letter Barnbrook is not ready for a bond release. Ernie Lehman stated that a notice was received from Wayne Skelley stating that he was not requesting a bond release.

PUBLIC COMMENT

None

NEW BUSINESS

8 Cameron Road proposed transfer of ownership – First Selectman Pat Del Monaco stated that this a New Fairfield resident that would like to purchase .30 of an acre, that is adjacent to her lot. A letter from the health director was received. The lot would be a buffer between her lot and the neighboring lot. Neil Marcus stated that the referral comes under 8-24 referral and stated that the requirement is for the proposal to sell municipal owned property that follows the POCD. He stated that the POCD does not refer to any municipal owned property. He stated that it should be proforma and that it would need to be done under the 8-24 referral. Jeff Morrell stated that he had gone to see the property and that it a small property between an older home and a newer home.

Ernie Lehman made a motion to recommend a positive referral for 8 Cameron Road by the Town of New Fairfield to the stipulated homeowner, Bailey Sanitucci. Jeff Morrell seconded the motion. (4-0-0) Motion approved.

Resignation Letter – Patrick Callahan – Cynthia Ross-Zweig stated that a letter of resignation was received from Patrick Callahan. A position is now open for a replacement alternate.

Discussion on Alternates - none

OLD BUSINESS

POCD – Cynthia Ross-Zweig had messaged Patty Mota regarding the recommendations and the contract with Planimetrics. A reply has not been received. First Selectman Pat Del Monaco stated Patty Mota has been out of the office for two weeks and that she will follow up with Patty Mota.

STANDING ITEMS

Subdivision Log - none

ADDITIONAL ITEMS

None

ADJOURNMENT

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

Enclosure

Received by email on 5/24/2023 @ 4:51 p.m.
By: Holly Z. Smith, Town Clerk, New Fairfield

From: ANTONIO IADAROLA <TONYIADA@aol.com>
Date: May 22, 2023 at 10:09:12 AM EDT
To: Bill Ditullio <murano3302@gmail.com>, Wayne Skelly <waynskelly@gmail.com>
Cc: Mike Mazzucco <mimpc2@comcast.net>, Cynthia Planning Commission Chair <icasnz@aol.com>, Sydney Surveying <maps@sarlandsurveying.com>
Subject: Barnbrook Phase III Bond Release

Hi Wayne

After your call and text about you wanting a bond release for this project, which I mentioned to you was not ready for, I did a site visit

Although you have made great progress and a substantial amount of work had been completed, As suspected, the project is not at all ready for a bond release.

This is a short summary list of outstanding work item that need to be completed and several unanswered issues that need to be resolved.

1. The entire ROW especially the shoulders need to be topsoiled, raked, seeded and hayed. There is a significant amount of rocks roots and other debris that need to be dealt with.
2. I see you have some monuments in but they all need to be in along with the all pins for property corners.
3. Verify that the easement for the detention pond is big enough for access to the gates installed with a machine to clean the basin when it needs it.
4. I need a letter from Mike on the guide rail and his stand on not needing any further guide rail on the project. The letter must state that in his professional opinion the areas we discussed on the phone with him do not need any rail, his reasoning and how he arrived at that decision, industry design standards used to arrive at that decision.
5. Road must be swept and tack coated and the last 2 inches of compacted bituminous pavement layers down.
6. Signage for the new road.
7. As-built after all improvements are done that captures these improvements in detail alone with showing all drainage easements, fire tank, associated easements and pull off are for fire tanks and a letter from Mike that the road was built in accordance to the approved design.

8. It appears that some of the grading for shoulders and associated swales may not match design especially on the left side of road at multiple points along the length. The area that has a cross pipe inlet in shoulder should have all the water coming into the inlet rip tap pad swaled into the pad since it's meandering across the shoulder before it's getting to the pad.

9. Significant ground water bleeding out of the road cuts made in several areas. We have spoke about this several times and it more evident now than ever before that a curtain drain with stone brought to the surface and that is at least two feet below the road base at the toe of slope be installed and directed into the Cile or the inlet pad for the cross pipe. We should meet to determine the limits of this drain and it should only be installed after you remediate the grading issue described above.

10. Remediate global slope stability issues again on the left side of road by installing measures to address the issue and capture the ground water that is causing this instability. Again do this after the grading issues have been remediated. Need to have discussions about this and have an agreement prior to doing work.

11. Overall all disturbed areas need to be seeded and stabilize.

Again this is a summary of what I saw when I stopped by the site this past Thursday. I'm sure there may be more items that will come up after walking the entire site.

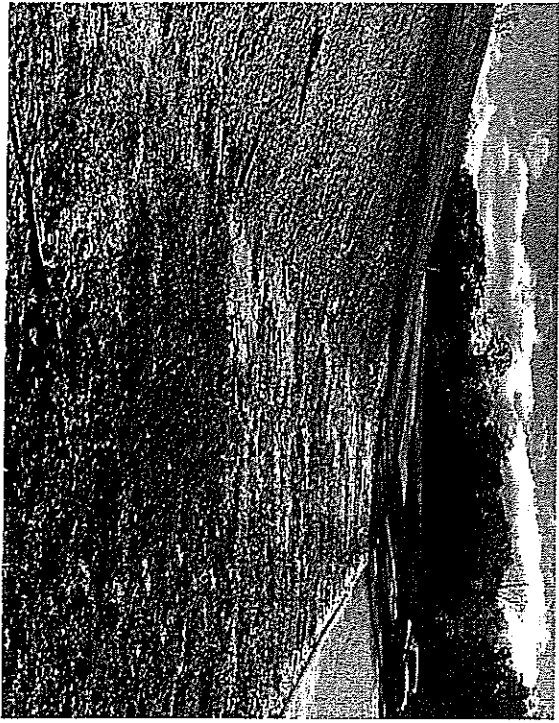
See some pictures below for documentation .

Thanks
Tony











From: Wayne Skelly <waynskelly@gmail.com>
Date: May 22, 2023 at 1:50:02 PM EDT
To: ANTONIO IADAROLA <TONYIADA@aol.com>
Cc: Bill Difulio <murano3302@gmail.com>, Mike Mazzucco <mjmipc2@comcast.net>, Cynthia Planning Commission Chair <tcasnz@aol.com>, Sydney Surveying <inaps@sarlandsurveying.com>
Subject: Re: Barnbrook Phase III Bond Release

Antonio,
I wasn't asking about a bond release for Bam Brook Estates.
Wayne

Sent from my iPhone

On May 22, 2023, at 10:09 AM, ANTONIO IADAROLA <tonyiada@aol.com> wrote:

Hi Wayne

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Tony