



The Planning Commission

Town of New Fairfield
New Fairfield, CT 06812

MINUTES

Planning Commission Regular Meeting

Monday, July 27, 2020

7:30 PM

Virtual meeting via Zoom

Members present via Zoom:

Ms. Cynthia Ross-Zweig, Chairman

Mr. Patrick Hearty, Vice Chairman

Mr. Cory Neumann

Mr. Jeff Morrell

Ms. Kirsten Bennet

Mr. Keith Landa, Alternate

Mr. Patrick Callahan, Alternate

Members not present

Mr. George Martignetti, Alternate

Town Officials Present via Zoom:

Khris Hall, Selectman

BOE Network Administrator Paul Gouveia gave a brief overview of the rules and procedures for having a virtual meeting.

Call to Order - Chairman Cynthia Ross-Zweig called the meeting to order at 7:30pm.

Pledge of Allegiance

Appointments – None

Approval of Minutes – Patrick Hearty made a motion to approve the minutes from the regular meeting on 6/22/2020. Kirsten Bennet seconded the motion. **Vote: 3-0-2 (Motion approved; Cory Neumann and Jeff Morrell abstained)**

Correspondence and Announcements

- Chairman Cynthia Ross-Zweig read a resident letter sent to the Planning Commission pertaining to last months meeting about the zoning regulation regarding a six-chicken limit. The letter requested a reconsideration of the limit of six chickens per household. Ms. Ross-Zweig advised that zoning is reviewing the six-chicken limit after receiving a lot of correspondence on the matter.
- Purchase order in the amount of \$49.70 for the legal notice posted in the Town Tribune dated June 25th, 2020.

Vote for payment of \$49.70 to Town Tribune for legal notice

Patrick Hearty made a motion to pay the Town Tribune for the legal notice. Jeff Morrell seconded the motion. **Vote: 5-0-0 (Motion approved)**

Public Comment - None

Old Business – None

New Business

- Bond release for Quail Ridge
 - Chairman Cynthia Ross-Zweig read the letter from Mr. Tony Iadarola, Town Engineer, requesting a bond release for Common Driveway Bond for the Quail Ridge Development. Cynthia stated Mr. Iadarola, the town engineer, has reviewed the property and recommends releasing the bond.
 - Kirsten Bennet confirmed that Quail Ridge was completed on the subdivision log and that \$75,000.00 was just the remaining bond being held pursuant to Mr. Iadarola's sign off.

Vote on bond release for Quail Ridge Kirsten Bennet motioned to report a positive referral to the BOS for the release of the bond on Quail Ridge in the amount of \$75,000.00. Cory Neumann seconded the motion. **Vote 5-0-0 (Motion approved)**

- Aberdeen Acres Resubdivision application - 26 Bear Mountain Road
 - Kirsten Bennet reads for the record an email received from the John Moran, Chairman for the NF Zoning Commission. The email states the application for 26 Bear Mountain Road meets all zoning regulations for R44 1 acre zoning except for 1. The required frontage for 26 Bear Mountain Road and 2. Not having enough frontage for the second interior lot. The applicant is requesting through the NF PC a waiver for the required frontage on both homes. Attorney Neil Marcus stated he will get a copy of the application from Evan White, and generally only the zoning commission can provide such a waiver.
 - Kirsten Bennet further stated the PC must consider the application that was presented. After a referral is made to accept the application, a waiver can be considered.
 - Cynthia Ross-Zweig noted a resubdivision request must be noticed and the PC has 65 days before making a referral on the application.
 - Cynthia asked the project engineer the date the surrounding properties were noticed of the PC meeting. The project engineer stated the notice that went out had the incorrect date on it.

- Kirsten Bennet pointed out that although the notice had the incorrect date, several of the residents from the surrounding properties were in attendance virtually.
- Keith Landa stated the Inland/Wetlands Commission review of the application was complete.
- The project manager provided a review of the project and properties including 2 waiver requests for driveway width and property frontage as previously mentioned.

Vote on Resubdivision application for Aberdeen Acres – 26 Bear Mountain Road Cory Neumann made a motion to accept the application for Aberdeen Acres Resubdivision located at 26 Bear Mountain Road. Patrick Hearty seconded the motion. **Vote 5-0-0 (Motion approved)**

- The commissioners set the public hearing for Monday August 24th, 2020 at 7:00pm.
- Warren’s Hill Subdivision application, 4 Saw Mill Road
 - Mike Mazzucco provided a project overview including 2 waivers. Mr. Mazzucco explained the property would be divided into 5 sublots, 4 new lots and the existing house.
 - Commissioners discussed walking the lots with the owners of the property.

Vote on subdivision application for Warren’s Hill – 4 Saw Mill Road Jeff Morrell made a motion to accept the application for Warren’s Hill Subdivision located at 4 Saw Mill Road. Kirsten Bennett seconded the motion. **Vote 5-0-0 (Motion approved)**

- The commissioners set the public hearing for Monday August 24th, 2020 at 6:30pm.

Standing Items

- Lighting Study – Patrick Hearty stated he had four versions of the lighting study that he will send out to the commissioners.
- Subdivision Update – Kirsten Bennett stated she will add the two new subdivision applications to the log.

Adjournment – Patrick Hearty made a motion to adjourn the meeting at 8:46pm. Jeff Morrell seconded the motion. **Vote: 5-0-0 (Motion approved)**