

Present: Tom Failla, Chairman; Jane Connolly, Vice Chairman; Ken Edgar, Richard Wolf, Sally Korsh. Also Land Use Director. Absent: Don Saltzman, Britta Lerner

Meeting digitally recorded on 5/2/16

DISCUSSION/DECISION: REVIEW OF SCREENING PLAN FOR AIR STRUCTURE PER CONDITION 3 of MARCH 7, 2016, APPROVED SPECIAL PERMIT MODIFICATION, ASPETUCK VALLEY COUNTRY CLUB, 67 OLD REDDING ROAD (P. CERRONE, ARCHITECT)

Commission member Ken Edgar recused himself as he is a member of the Club.

Carolyn Kepcher, Vice President and General Manager of Aspetuck Valley Country Club and Philip Cerrone, Architect were present. Mr. Cerrone stated that they have satisfied Condition 3 of the approval for landscaping for Dr. Kosinski of 7 Mayflower Lane by planting three forty foot addition trees on an existing ten foot berm to help screen the view of the air structure from his home. Also two twenty foot high trees will be planted on Mr. Dekker's property on Wells Hill Road to screen his view of the air structure. Mr. Cerrone also presented photographs of the proposed screening.

Tom Failla moved that the Commission is satisfied with the condition 3 requirement of the landscaping plan of the approved Special Permit Modification, Aspetuck Valley Country Club, 67 Old Redding Road. Sally Korsh seconded. Vote in favor (5-0) Don Saltzman and Britta Lerner absent.

DISCUSSION/DECISION: LOT DEVELOPMENT BOND RELEASE – KIBBE, 1 BANKS DRIVE, TANNERY LANE SUBDIVISION.

The Land Use Director read a letter from the Town Engineer, dated April 14, 2016, as follows: I have inspected the completed work concerning site development construction at the above referenced site (Kibbe, 1 Banks Drive, Tannery Lane Subdivision). The work was satisfactorily completed. The remaining bond of \$3,610 can be released to the applicant.

Tom Failla moved that the Commission approve the release of the lot development bond in the amount of \$3,610. As per the Town Engineer's letter dated April 14, 2016. Seconded by Ken Edgar. Vote in favor (5-0) Don Saltzman and Britta Lerner absent.

~~DISCUSSION/DECISION LOT DEVELOPMENT BOND RELEASE – SKUNK PROPERTIES LLC, 10
DRAGONWOOD LANE, FAR HORIZON SUBDIVISION~~

The Lane Use Director stated that Ms. Vivian Simons, on behalf of Mr. David Simons, GTR 2015 LLC, owner of 5 Ladder Hill Road, submitted emails and photos to the Commission this afternoon to object to the release of the Dragonwood Lane subdivision bond.

The Land Use Director read a memo from the Town Engineer, dated April 28, 2016 stating "I have inspected the completed work concerning site development construction at the above referenced site (Far Horizons Subdivision, 10 Dragonwood Lane, Site Bond Release). The work was satisfactorily completed. The remaining bond of \$36,148.00 can be released to the applicant".

Tom Failla moved that the Commission approve the lot development bond release of \$36,148. For Far Horizons Subdivision, 10 Dragonwood Lane, Seconded by Sally Korsh. Vote in favor (5-0) Don Saltzman and Britta Lerner absent.

DISCUSSION: TRANSIT ORIENTED DEVELOPMENT PLAN FOR THE BRANCHVILLE STATION AREA, RIDGEFIELD. (T. FAILLA)

Tom Failla distributed, for informational purposes, material regarding a proposed transit-oriented development plan in the Branchville train station area.

OTHER BUSINESS:

Tom Failla stated that at the regular meeting of the Commission on June 6, Hiram Peck, Plan three LLC, planning consultant, will be speaking to the members.

Commission member Richard Wolf raised the issue of whether the Commission should promulgate more specific rules regarding residential sprinkler systems. After discussion, no action was taken on this matter. The Commission also began to discuss the next Town Plan of Conservation and Development, as well as further implementing the current such Plan.

APPROVAL OF MINUTES:

Tom Failla moved that the Commission approve the minutes for March 7, 2016 as edited by Ken Edgar and Land Use Director. Seconded by Ken Edgar. Vote in favor (4-0) Don Saltzman and Britta Lerner absent, and Jane Connolly abstaining as she was not present for that meeting.

Tom Failla moved that the Commission approve the minutes for April 4, 2016 as edited by Ken Edgar and Land Use Director. Seconded by Ken Edgar. Vote in favor (5-0) Absent Don Saltzman and Britta Lerner absent.

Meeting adjourned

Respectfully submitted.

Joan Lewis, Administrative Assistant

Approval: Approved as edited by Ken Edgar, Tom Failla and Land Use Director on June 6, 2016