

**TOWN PLAN AND ZONING COMMISSION  
TOWN OF FAIRFIELD  
MINUTES OF MEETING – JULY 13, 2010**

The Town Plan and Zoning Commission held a meeting at 7:30 p.m., on Tuesday, July 13, 2010, in McKinley Elementary School, 60 Thompson Street, Fairfield, CT.

Members Present: Seth Baratz, Chairman; Don D'Andrea, Jim Kennelly, Deborah Owens, Doug Soutar

Alternate Members Present: Sally Parker, Matthew Wagner

Town Department Members Present: Joseph Devonshuk, Planning Director  
James Wendt, Assistant Planning Director  
Dolores Sansonetti, Clerk

Mr. Wagner sat in place for Mr. LeClerc and Ms. Parker sat in place for Mr. Jacobs.

**Meeting Minutes** Motion was made by Ms. Parker, seconded by Ms. Owens and the members present unanimously **VOTED TO APPROVE** the meeting minutes of June 22, 2010.

Mr. Soutar and Mr. Wagner recused themselves.

**782 - 808 Kings Highway East, 265 Halley Avenue** Motion was made by Mr. Wagner, seconded by Mr. Soutar and the members present unanimously **VOTED TO APPROVE** the request of Atty. John Fallon on behalf of the Graystone Group for a one-year extension of a Special Permit pertaining to a 14 unit residential building. Des. Res. Dist.

**85 Mill Plain Road** Motion was made by Ms. Owens, seconded by Mr. Soutar and the members present unanimously **VOTED TO APPROVE** the request of Fischel Properties for a modification of a sign plan for an illuminated sign. Des. Ind. Dist.

**1875 -1901 Post Road** Motion was made by Mr. Wagner, seconded by Ms. Parker and the members present unanimously **VOTED TO APPROVE** the request of Atty. William Fitzpatrick for a one year extension of a Special Permit pertaining to an addition to an existing building. Des. Comm. Dist.

**2633 Black Rock Turnpike** Motion was made by Mr. Soutar, seconded by Mr. Wagner and the members present **VOTED TO APPROVE** the request of Atty. John Fallon for a 90 day extension for filing a final subdivision map.

**Zoning Regulation Amendment** Motion was made by Mr. Soutar, seconded by Ms. Owens and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the application of the Town Plan and Zoning Commission to amend Section 2.23, (Public Hearing and Decision).

**1460 – 1462 Post Road** Motion was made by Mr. Kennelly, seconded by Mr. DøAndrea and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Permit Application of 1462 Post Road, LLC for an addition to an existing building. Cent. Des. Dist.

**295 – 355 Cedar Road** Motion was made by Ms. Owens, seconded by Mr. Kennelly and the members present unanimously **VOTED TO TABLE** the request of Hollydale Assoc., LLC for 100% release of a \$26,310 bond pertaining to subdivision improvements in a AAA Zone.

**85 Mill Plain Road** Motion was made by Mr. Kennelly, seconded by Mr. Soutar and the members present unanimously **VOTED TO APPROVE** the Zoning Compliance Application of 85 Pond Mill, LLC pertaining to indoor recreational use (squash) with request for reduced parking subject to the following condition:

1. The Commission approves the twenty-five parking space allocation for the five proposed squash courts.

**525 Tunxis Hill Cutoff** Motion was made by Ms. Parker, seconded by Mr. DøAndrea and the members present unanimously **VOTED TO APPROVE** the Compliance Application of Alfred Lenoci, Sr., for façade modifications subject to the following condition:

1. The height of the tower shall not exceed 40 feet.

**685 Kings Highway East** Motion was made by Mr. Wagner, seconded by Mr. Soutar and the members present unanimously **VOTED TO APPROVE** the Compliance Application of Muhanad Malas to establish a take out food use (formerly retail) in a portion of an existing building subject to the following condition:

1. There shall be no seating provided. Take out only.

**2189 – 2271 Black Rock Turnpike** Motion was made by Mr. Wagner, seconded by Ms. Parker and the members present **VOTED TO APPROVE** the Compliance Application of Sun Realty Associates to establish an indoor recreational facility in a portion of an existing building subject to the following condition:

1. Submit an as-built of revised parking lot.

For motion: Mr. Wagner, Ms. Parker, Mr. Baratz, Mr. Kennelly, Ms. Owens, Mr. Soutar  
Against motion: Mr. DøAndrea

**85 Mill Plain Road** Motion was made by Ms. Owens, seconded by Ms. Parker and the members present unanimously **VOTED TO APPROVE** the Compliance Application of Fischel Properties to enlarge a previously approved indoor recreational facility, (indoor soccer/field sports).

1. The Commission approves the parking allocation of 36 spaces for this use.

**1326 Post Road.12 Unquowa Place** Motion was made by Ms. Parker, seconded by Mr. Soutar and the members present unanimously **VOTED TO APPROVE** the Compliance Application of Fast Signs for a sign plan approval. Cent. Des. Dist.

### **PUBLIC HEARING**

The following public hearing is recorded on tape and is available in the TP&Z office. Present for the hearing were members Mr. Baratz, Mr. DøAndrea, Mr. Kennelly, Ms. Owens, Mr. Soutar, Ms. Parker, Mr. Wagner.

**Zoning Regulation Amendment** Application of the Jewish Home For The Elderly of Fairfield County to amend Sections 5.2.2 (height) and 5.2.5 (coverage and bulk). Continued from June 22, 2010.

Atty. Austin Wolf presented this application to the Commission.

**Zoning Regulation Amendment** Application of April Clyne to amend the Zoning Regulations, new Section 39.0 Generators.

April Clyne presented this application to the Commission.

**834 Brookside Drive** Special Exception Application of St. Pius Z Catholic Church for additions and alterations.

Atty. John Fallon presented this application to the Commission.

This meeting adjourned at 10:33 p.m.

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James R. Wendt  
Assistant Director

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Dolores Sansonetti  
Clerk

õDraft subject to review, correction and approval by the Town Plan & Zoning Commissionö.