

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – NOVEMBER 9, 2010**

The Town Plan and Zoning Commission held a meeting at 7:30 p.m., on Tuesday, November 9, 2010, in McKinley Elementary School, 60 Thompson Street, Fairfield, CT.

Members Present: Seth Baratz, Chairman; Bryan LeClerc, Vice Chairman;
Richard Jacobs, Secretary; Jim Kennelly, Deb Owens, Doug Soutar

Alternate Members Present: Sally Parker, Matthew Wagner

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

Mr. Wagner sat in place for Mr. D'Andrea.

Meeting Minutes Motion was made by Ms. Parker, seconded by Mr. Wagner and the members present unanimously **VOTED TO APPROVE** the Meeting Minutes of October 26, 2010.

437 Orchard Hill Lane Motion was made by Mr. LeClerc, seconded by Mr. Jacobs and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Permit Application of Frangione Engineering on behalf of Stephen & Jill Ward for excavation and fill. A Zone

1248 Post Road Motion was made by Ms. Owens, seconded by Mr. Soutar and the members present unanimously **VOTED TO APPROVE WITH CONDITIONS** the Compliance Application of Atty. David Quatrella on behalf of 1248 Post Road, LLC to revise three third floor dormers onto a single dormer subject to the following conditions:

1. The building materials shall be in compliance with Section 12.10.4 (4) (a) of the Zoning Regulations.

1243 Post Road Motion was made by Mr. Kennelly, seconded by Ms. Owens and the members present unanimously **VOTED TO APPROVE WITH CONDITIONS** the Compliance Application of Fin Restaurant for a weather enclosure of their patio subject to the following conditions:

1. There shall be no tables in the off season.
2. There shall be no food or beverage service in the off-season.

PUBLIC HEARING

Zoning Regulation Amendment Application of the Jewish Home for the Elderly of Fairfield County to amend Section 27.4.6. (continued from 10/12/10)

Atty. Austin Wolf presented this application to the Commission and the hearing was closed.

Mr. Jacobs recused himself from hearing this application.

Zoning Regulation Amendment Application of Landco Holdings, LLC to establish a new Section 7 “Small Site Housing Opportunity Development District” on land presently zoned R-3.

Atty. Matthew Ranelli presented this application to the Commission.

50 Campfield Drive Application of Landco Holdings, LLC to establish a “Small Site Housing Opportunity Development District” on land presently zoned R-3.

Atty. Matthew Ranelli presented this application to the Commission.

50 Campfield Drive Compliance Application of Landco Holdings, LLC to construct a twelve (12) unit residential development with affordable housing pursuant to Section 8-30g of the CT General Statutes.

Atty. Matthew Ranelli presented this application to the Commission.

This meeting adjourned at 11:10 p.m., and this hearing is continued to 12/14/10.

Richard B. Jacobs
Secretary

James R. Wendt, AICP
Assistant Director

“Draft subject to review, correction and approval by the Town Plan & Zoning Commission”.

