

**TOWN PLAN AND ZONING COMMISSION  
TOWN OF FAIRFIELD  
MINUTES OF MEETING – SEPTEMBER 14, 2010**

The Town Plan and Zoning Commission held a meeting at 7:30 p.m., on Tuesday, September 14, 2010, in McKinley Elementary School, 60 Thompson Street, Fairfield, CT.

Members Present: Seth Baratz, Chairman; Bryan LeClerc, Vice Chairman; Richard Jacobs, Secretary; Don D’Andrea, Jim Kennelly, Deborah Owens, Doug Soutar

Alternate Members Present: Sally Parker, Marc Valera, Matthew Wagner

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

**Meeting Minutes** Motion was made by Mr. Kennelly, seconded by Ms. Owens and the members present unanimously **VOTED TO APPROVE** the Meeting Minutes of August 24, 2010.

Mr. LeClerc abstained from voting.

**Pent Court** (adjacent to 2316 Post Road) Motion was made by Mr. Soutar, seconded by Mr. Kennelly and the members present **VOTED TO ISSUE** a favorable report pursuant to Section 8-24 of the CT General Statutes on the following matter:

In connection with the resolution of a disputed claim, the Town has entered into an agreement to quit-claim whatever interest the Town may, or may not, have in a parcel of land that measures 50’ x 150’. The parcel has 50 feet of frontage on the Post Road and extends from the Post Road northerly 150 feet. The parcel abuts the easterly boundary of the premises owned by 2316 Post Road, LLC (Martels), abuts the westerly and southerly boundaries of the Exide property, and is commonly known as the Pent Way, Pent Road or Pent Court.

For motion: Mr. Soutar, Mr. Baratz, Mr. D’Andrea, Ms. Owens

Against motion: Mr. Jacobs, Mr. LeClerc

Abstained from voting: Mr. Kennelly

**Regulation Amendment** After discussion of Section 2.23, the staff will provide a revised alternate draft for the Commission’s consideration.

**85 Mill Plain Road** Motion was made by Mr. Kennelly, seconded by Mr. Jacobs and the members present unanimously **VOTED TO TABLE** the request of Fischel Properties for 100% release of a \$7,560 bond pertaining to site improvements. DID

**625 Post Road** Motion was made by Mr. Jacobs, seconded by Mr. Soutar and the members present unanimously **VOTED TO APPROVE** the request of HJJ, Inc., for 100% release of a \$7,000 bond pertaining to site improvements. DCD

**234 Pine Creek Avenue** Motion was made by Mr. LeClerc, seconded by Mr. Jacobs and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Exception and Coastal Site Plan Application of Peter Cummings on behalf of James Bennett for construction of a new dwelling with rooftop deck. Beach Dist

**50 Campfield Drive** Motion was made by Mr. LeClerc, seconded by Ms. Owens and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Zoning Regulation Amendment ( new section 7.0 Small Site Housing Opportunity Development District) Zone Change and Zoning Compliance application of Landco Holdings, LLC for a 12-unit residential development pursuant to Sect 8-30g of the CT General Statutes. Land is presently zoned R3.

**295 – 355 Cedar Road** Motion was made by Mr. Kennelly, seconded by Mr. Soutar 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 AA Zone.

#### **PUBLIC HEARING**

**520 Hoydens Lane** Special Exception Application of the Town of Fairfield pertaining to the establishment of a softball field. AAA Zone

Atty. John Fallon presented this application to the Commission.

Mr. LeClerc recused himself.

This application is continued to October 12, 2010.

This meeting adjourned at 10:58 p.m.

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Richard B. Jacobs  
Secretary

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Dolores Sansonetti  
Clerk

These minutes were approved by the Commission on 9/28/10.

