

**TOWN PLAN AND ZONING COMMISSION  
TOWN OF FAIRFIELD  
MINUTES OF MEETING – OCTOBER 12, 2010**

The Town Plan and Zoning Commission held a meeting at 7:30 p.m., on Tuesday, October 12, 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

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

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

Mr. Valera sat in place for Mr. Soutar and Ms. Parker sat in place for Mr. D'Andrea.

**Meeting Minutes** Motion was made by Mr. Kennelly, seconded by Ms. Owens and the members present unanimously **VOTED TO APPROVE** the Meeting Minutes of September 28, 2010.

Mr. Wagner voted in place of Mr. Valera.

**170 Brookfield Ave** Motion was made by Mr. LeClerc, seconded by Ms. Owens and the members present unanimously **VOTED TO TABLE** the request of Matthew Hallock for 100% release of a \$10,794 bond pertaining to site plan improvements in the Des. Comm. Dist.

**2633 Black Rock Turnpike** Motion was made by Mr. LeClerc, seconded by Ms. Parker and the members present unanimously **VOTED TO APPROVE** the request of Atty. John Fallon for a 90-day extension for filing a final subdivision map to January 22, 2011.

**1107 – 1111 Sasco Hill Road** Motion was made by Mr. Kennelly, seconded by Ms. Owens and the members present unanimously **VOTED TO APPROVE** the request of Molly McGrath for 100% release of a \$21,025 bond pertaining to subdivision improvements in a AAA Zone.

Ms. Owens listened to the tape of September 28, 2010 and voted on this application.

Mr. Wagner voted in place of Mr. Valera.

**234 Pine Creek Avenue** Motion was made by Mr. Kennelly, seconded by Ms. Owens and the members present unanimously **VOTED TO APPROVE** the Special Exception and Coastal Site Plan Application of Peter Cummings on behalf of James Bennett for construction of a new dwelling with a rooftop deck subject to the following conditions:

1. A drainage swale shall be constructed along the westerly property line to convey surface run-off so it will remain on the applicant's property.
2. A landscaping plan is required with appropriate coastal plantings.
3. The anti-tracking apron shall be installed prior to construction commencing.

Ms. Owens listened to the tape of September 28, 2010 and voted on this application.

**295 – 355 Cedar Road** It was the consensus of the Commission **TO TABLE** the request of Hollydale Assoc., LLC for 100% release of a \$26,310 bond pertaining to subdivision improvements in a AA Zone.

**244 – 246 Old Post Road** Motion was made by Mr. Kennelly, seconded by Mr. Jacobs and the members present unanimously **VOTED TO APPROVE** the Compliance Application of Atty. James Walsh to allow seasonal outdoor dining to be used year round.

## **PUBLIC HEARING**

**5545 Park Avenue** Special Exception Application of RDR 5520, LLC pertaining to the construction of a two-story 25,000 square foot hospital, (continued from 9/28). R-3 Zone

Atty. Peter Gelderman presented this application to the Commission.

**3880 – 3920 Redding Road** Request of David Preusser for 100% release of a \$5,085 bond pertaining to subdivision improvements. AAA Zone

Mr. Preusser presented this application to the Commission.

**2047 Post Road** Special Exception and Special Permit Application of Consumers Petroleum of Connecticut, Inc., pertaining to the demolition of an existing gasoline and service station and the construction of a new gasoline station and convenience store. Des. Comm. Dist.

Atty. John Knuff presented this application to the Commission.

**Zoning Regulation Amendment** Application of the Jewish Home for the Elderly of Fairfield County to amend Section 27.4.6 (conditions of approval for Special Exceptions).

Mr. Jacobs recused himself from hearing this application.

Atty. Austin Wolf presented this application to the Commission.

This application is continued to November 9, 2010.

This meeting adjourned at 10:29 p.m.

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Richard B. Jacobs  
Secretary

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Dolores Sansonetti  
Clerk

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

