

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – OCTOBER 26, 2010**

The Town Plan and Zoning Commission held a meeting at 7:30 p.m., on Tuesday, October 26, 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, Doug Soutar

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 Ms. Owens.

Meeting Minutes Motion was made by Mr. LeClerc, seconded by Mr. Kennelly and the members present unanimously **VOTED TO APPROVE** the Meeting Minutes of October 12, 2010.

Mr. D’Andrea recused himself from voting and Mr. Wagner voted in his place.
Mr. Soutar recused himself from voting and Ms. Parker voted in his place.

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

1243 Post Road Motion was made by Mr. Jacobs, seconded by Mr. Valera and the members present unanimously **VOTED TO APPROVE** the request of Pine Tree Ventures, LLC for 100% release of a \$5,050 bond pertaining to Special Permit improvements. Cent. Des. Dist.

North Benson Road Motion was made by Mr. Valera, seconded by Mr. D’Andrea and the members present unanimously **VOTED TO APPROVE** the request of Fairfield University for 100% release of a \$157,928 bond pertaining to Special Exception improvements. AA Zone

131 Commerce Drive Motion was made by Mr. Kennelly, seconded by Mr. Soutar and the members present unanimously **VOTED TO APPROVE** the request of Mercedes Benz of Fairfield for 100% release of a \$60,030 bond pertaining to site improvements. A balance of \$1,750 will be held until Ken Placko, Town Tree Warden gives authorization on the street trees. D.I.D.

295 – 355 Cedar Road Motion was made by Mr. LeClerc, seconded by Mr. Jacobs and the members present unanimously **VOTED TO DENY** the request of Hollydale Assoc., LLC for 100% release of a \$26,310 bond pertaining to subdivision improvements due to unresolved concerns about certain site work on the property. AA Zone

5545 Park Avenue Motion was made by Mr. Kennelly, seconded by Mr. Jacobs and the members present unanimously **VOTED TO DENY** the Special Exception Application of RDR 5520, LLC pertaining to the construction of a two-story 25,000 square foot hospital in an R-3 Zone for the following reasons:

1. The Commission finds that the application lacks adequate information to demonstrate that the proposed use is in fact a hospital. Therefore, the Commission finds that pursuant to Section 5.1.4 that the proposed use is not permitted in the R-3 Zone.
2. The Commission also finds that the application fails to satisfy the provisions of Section 27.4.1 of the Regulations.

Mr. D’Andrea recused himself from voting and Mr. Wagner voted in his place.
Mr. Soutar recused himself from voting and Ms. Parker voted in his place.

3880 – 3920 Redding Road Motion was made by Mr. Jacobs, seconded by Mr. LeClerc and the members present unanimously **VOTED TO APPROVE** the request of David Preusser for 100% release of a \$5,085 bond pertaining to subdivision improvements. AAA Zone

Mr. D’Andrea recused himself from voting and Mr. Wagner voted in his place.
Mr. Soutar recused himself from voting and Ms. Parker voted in his place.

2047 Post Road Motion was made by Mr. Wagner, seconded by Ms. Parker and the members present unanimously **VOTED TO APPROVE** the 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 subject to the following conditions:

1. The parking space adjacent to the air tower shall be reserved for air tower use only. This space shall be cross hatched and appropriate signage provided.
2. The Commission approves the applicant’s request to replace the proposed tree with a low shrub in the landscape island adjacent to the air tower.
3. A bond shall be posted to secure site improvements.

Mr. D’Andrea recused himself from voting and Mr. Wagner voted in his place.
Mr. Soutar recused himself from voting and Ms. Parker voted in his place.

2531 Black Rock Turnpike Motion was made by Mr. Soutar, seconded by Mr. D'Andrea and the members present unanimously **VOTED TO APPROVE** the Compliance Application of Brian Hulse for expanded parking for an existing gasoline station and convenience store subject to the following condition:

1. A bond shall be posted to secure site improvements.

13 Pease Avenue Motion was made by Mr. Soutar, seconded by Mr. Valera and the members present unanimously **VOTED TO DENY** the Compliance Application of Jose Pullopiliy for an amended sign plan for the following reason:

1. The sign projects more than fifteen (15) inches from the face of the building in violation of Section 29.10.1 of the Zoning Regulations.

This meeting adjourned at 9:10 p.m.

Richard B. Jacobs
Secretary

Dolores Sansonetti
Clerk

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