

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – JANUARY 20, 2010**

The Town Plan and Zoning Commission held a meeting at 7:30 p.m., on Wednesday, January 20, 2010 in Sullivan Independence Hall, 725 Old Post Road, Basement Conference Room, Fairfield, CT.

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

Alternate Members Present: Sally Parker, Matthew Wagner

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

Zoning Regulation Amendment Application of the Town of Fairfield Affordable Housing Committee to amend Section 6.0 of the Zoning Regulations regarding Accessory Apartments.

The staff provided an overview of the hearing and the proposed amendments. Mr. Jacobs recused himself and Ms. Parker sat in his place. Motion was made by Ms. Parker, seconded by Mr. D’Andrea to approve the proposals.

After considerable discussion the above motion was withdrawn. Motion was then made by Ms. Owens, seconded by Ms. Parker to amend Section 6.3.2 by decreasing the minimum area of an accessory apartment from 600 square feet to 450 square feet.

For motion: Mr. Baratz, Mr. Soutar, Ms. Owens, Ms. Parker
Against motion: Mr. LeClerc, Mr. D’Andrea, Mr. Kennelly

Therefore, the motion carried and the following amendment to the Zoning Regulations was approved:

Zoning Regulation Amendment Application of the Town of Fairfield Affordable Housing Committee to amend Section 6.0 of the Fairfield Zoning Regulations regarding Accessory Apartments:

Approved Change: [bracketed text deleted], **bold** text added

Section 6.3.2 The accessory apartment shall contain not less than [600] **450** square feet and not more that forty (40) percent of the floor area of the originally existing residence.

Approved Change: [bracketed text deleted], **bold** text added

Section 6.3.2 The accessory apartment shall contain not less than [600] **450** square feet and not more than forty (40) percent of the floor area of the originally existing residence.

For motion: Mr. Baratz, Mr. LeClerc, Mr. D'Andrea, Mr. Kennelly, Mr. Owens,
Mr. Soutar

Against motion: Ms. Parker

This meeting adjourned at 9:15 p.m.

James R. Wendt, AICP
Clerk

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