

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – FEBRUARY 15, 2011**

The Town Plan and Zoning Commission held a meeting at 7:30 p.m., on Tuesday, February 15, 2011, in McKinley Elementary School, 60 Thompson Street, Fairfield, CT.

Members Present: Bryan LeClerc, Chairman; Seth Baratz, Vice Chairman;
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 Mr. D'Andrea, Mr. Wagner sat in place for Mr. Jacobs and Ms. Parker sat in place for Ms. Owens.

Meeting Minutes Motion was made by Ms. Baratz, seconded by Mr. Soutar and the members present unanimously **VOTED TO APPROVE** the Meeting Minutes of February 8, 2011.

Ms. Parker abstained from voting.

21 Black Rock Turnpike Motion was made by Mr. Kennelly, seconded by Ms. Parker and the members present unanimously **VOTED TO APPROVE** the request of Atty. John Fallon for a five-year extension of the Special Permit/Site Plan approval for the Metro Center to March 1, 2016.

85 Mill Plain Road The Commission discussed the request of Harold Fischel to consider educational/supplementary teaching uses.

520 Hoydens Lane Motion was made by Mr. Baratz, seconded by Mr. Kennelly and the members present **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Exception Application of the Town of Fairfield pertaining to the establishment of a softball field in a AAA Zone.

Mr. LeClerc abstained from voting.

537 Reid Street Motion was made by Ms. Parker, seconded by Mr. Baratz and the members present unanimously **VOTED TO APPROVE** the Subdivision Application of John Sabo for two (2) lots in an A Zone subject to the following conditions:

1. The existing garage must be demolished as shown prior to recording of the final subdivision map.
2. Concrete curbs, sidewalks and driveway aprons are required.
3. Concrete monuments on street line and iron pins on all other lot corners are required.
4. A trench drain shall be installed at the driveway apron to capture all runoff from the proposed driveway.
5. There shall be no change in grades for the proposed lot.
6. A swale is required along the easterly (Sheehan) property line to contain runoff and direct it towards the front of the property.
7. A permit from the Tree Warden is required as well as an approved street tree plan.
8. Compliance with the following numbered items on the attached Subdivision Conditions of Final Approval: 1, 2, 3, 4, 6, 8, 9, 10, 11, 12, 14, 15, 16, 19, 21, 22, 23, 24, 25.

201 Fairmount Terrace Motion was made by Mr. Wagner, seconded by Ms. Parker to approve the waiver of sidewalks.

For motion: Mr. Wagner, Ms. Parker, Mr. LeClerc

Against motion: Mr. Baratz, Mr. Kennelly, Mr. Soutar, Mr. Valera

Therefore this motion failed and the request to waive the sidewalks are denied.

201 Fairmount Terrace Motion was made by Ms. Parker, seconded by Mr. Baratz and the members present **VOTED TO APPROVE** the Subdivision Application of M & R Associates, LLC for two (2) lots in an A Zone subject to the following conditions:

1. The existing house shall be demolished prior to recording the final subdivision map.
2. A sidewalk shall be provided in either asphalt or concrete as determined by the Town Engineer in consultation with the Tree Warden in an effort to maintain the existing Town trees.

3. The runoff from the proposed driveways must be collected and directed into the detention system. It is recommended that either trench drains or yard drains be installed to collect this runoff and pipe it to the rear yards into the detention system. Show on final plan.
4. On Lot 4, add an additional yard drain in the swale on the west side of the rear corner of the rear corner of the proposed house and tie into detention system.
5. All infiltrator units must be kept 10 feet off property lines.
6. Concrete monuments are required on street line property corners, iron pins are required for all other property corners.
7. Show existing street trees on the plan. Contact the Tree Warden prior to building permits for driveway locations and utility service laterals.
8. Compliance with the following numbered items on the attached Subdivision Conditions of Final Approval: 1, 2, 3, 4, 6, 8, 9, 10, 11, 12, 14, 15, 16, 18, 19, 21, 22, 23, 24, 25.

For motion: Mr. LeClerc, Mr. Baratz, Mr. Kennelly, Mr. Soutar

Against motion: Ms. Parker, Mr. Wagner

525 Tunxis Hill Cutoff Motion was made by Mr. Kennelly, seconded by Mr. Wagner and the members present unanimously **VOTED TO APPROVE** the Compliance Application of 525 Tunxis Hill Cutoff, LLC to establish a restaurant in a portion of an existing building. Des. Comm. Dist.

PUBLIC HEARING

85 Mill Plain Road Compliance Application of Fischel Properties for indoor recreational use (Pilates Studio) with request for reduced parking in a Des. Ind. Dist.

Jonathan Eckman presented this application to the Commission.

1400 Mill Hill Road Resubdivision Application of David Huntington for two (2) lots in a AA Zone.

Atty. John Fallon presented this application to the Commission.

This meeting adjourned at 9:30 p.m.

James R. Wendt, AICP
Assistant Director

Dolores Sansonetti
Clerk

