

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – MARCH 8, 2011**

The Town Plan and Zoning Commission held a meeting at 7:30 p.m., on Tuesday, March 8, 2011, in McKinley Elementary School, 60 Thompson Street, Fairfield, CT.

Members Present: Bryan LeClerc, Chairman; Seth Baratz, Vice Chairman; Richard Jacobs, Secretary; Jim Kennelly, Deborah Owens, Doug Soutar, Matthew Wagner

Alternate Members Present: Sally Parker, Marc Valera

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

Meeting Minutes Motion was made by Mr. Soutar, seconded by Mr. Wagner and the members present unanimously **VOTED TO APPROVE** the Meeting Minutes of February 15, 2011.

Mr. Jacobs abstained from voting.

63 – 75 Duka Avenue Motion was made by Mr. Kennelly, seconded by Mr. Jacobs and the members present unanimously **VOTED TO APPROVE** the clarification of a Special Permit expiration, subject to the right to seek further extensions is April 8, 2013.

1610 – 1654 North Benson Road Motion was made by Mr. Jacobs, seconded by Ms. Owens and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Subdivision Application of Marc Papini for seven (7) lots in an A Zone.

2291 Post Road Motion was made by Mr. Kennelly, seconded by Mr. Wagner and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Permit and Coastal Site Plan Application of 2291 Post Road Fairfield, LLC pertaining to a new two-story office building in a Des. Comm. Dist.

2307 Post Road Motion was made by Mr. Kennelly, seconded by Mr. Wagner and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Permit and Coastal Site Plan Application of One Sasco Hill, LLC pertaining to a new two-story office/retail building.

85 Mill Plain Road Motion was made by Mr. Kennelly, seconded by Ms. Parker and the members present unanimously **VOTED TO APPROVE** the Compliance Application of Fischel Properties for indoor recreational use (Pilates/Exercise Studio), with a request for reduced parking to three spaces per 1,000 sq. ft.

Ms. Owens listened to the public hearing tape and voted on this application.

1400 Mill Hill Road Motion was made by Mr. Kennelly, seconded by Ms. Parker and the members present unanimously **VOTED TO TABLE** the Resubdivision Application of David Huntington for two (2) lots in an AA Zone.

Mr. Wagner recused himself and Ms. Parker sat in his place.
Ms. Owens listened to the public hearing tape and voted on this application.

2055 Black Rock Turnpike Motion was made by Mr. Kennelly, seconded by Mr. Soutar and the members present unanimously **VOTED TO APPROVE** the Compliance Application of Katarzyna Seremet to establish a food service use in a portion of an existing building. Des. Comm. Dist.

1901 – 2009 Black Rock Turnpike Motion was made by Mr. Kennelly, seconded by Mr. Baratz and the members present unanimously **VOTED TO APPROVE** the Compliance Application of Turnpike Shopping Center, LLC pertaining to façade modifications in a Des. Comm. Dist.

330 Grasmere Avenue Motion was made by Mr. Baratz, seconded by Mr. Kennelly to approve the Compliance Application of HH East Parcel, LLC pertaining to an overall sign plan.

For motion: No one
Against motion: Unanimous

After discussion, a motion was then made by Mr. Kennelly, seconded by Mr. Wagner and the members present unanimously **VOTED TO APPROVE** the wall signs only.

1280 Post Road Motion was made by Mr. Jacobs, seconded by Mr. Baratz and the members present unanimously **VOTED TO APPROVE** the Compliance Application of Erik Mallen to establish a food service use in a portion of an existing building in the Cent. Des. Dist.

Mr. Kennelly left the meeting at this time.

PUBLIC HEARING

510 – 520 Hoydens Lane Special Exception and Special Permit Applications of the Town of Fairfield pertaining to the establishment of a softball field in a AAA Zone.

Atty. John Knuff presented this application to the Commission.

This hearing will continue on March 22, 2011.

This meeting adjourned at 11:30 p.m.

Richard B. Jacobs
Secretary

Dolores Sansonetti
Clerk

