

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – MARCH 22, 2011**

The Town Plan and Zoning Commission held a meeting at 7:30 p.m., on Tuesday, March 22, 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
James Wendt, Assistant Planning Director
Dolores Sansonetti, Clerk

Meeting Minutes Motion was made by Mr. Kennelly, seconded by Mr. Jacobs and the members present unanimously **VOTED TO APPROVE** the Meeting Minutes of March 8, 2011.

Annual Recertification of Outdoor Dining Motion was made by Ms. Owens, seconded by Mr. Soutar and the members present unanimously **VOTED TO APPROVE** the annual recertification of outdoor dining at local restaurants.

148 Beach Road Motion was made by Mr. Jacobs, seconded by Mr. Wagner and the members present unanimously **VOTED TO APPROVE** the request of Cynthia Burnim for a five year recertification of day nursery use as well as the use of two additional classrooms. The recertification is valid thru March, 2016.

41 Fairfield Beach Road Motion was made by Mr. Kennelly, seconded by Ms. Owens and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Exception application of the Fairfield Beach Club Inc., pertaining to the reconstruction of an existing building. A Zone

Zoning Regulation Amendment Motion was made by Mr. Kennelly, seconded by Mr. Baratz and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the application of Fairfield Gateway, LLC to amend Section 12.10.3.2 pertaining to parking area, streetscape, & landscape.

4185 Black Rock Turnpike Motion was made by Mr. Kennelly, seconded by Mr. Baratz and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Zone Change application of Fairfield Gateway, LLC to establish a Neighborhood Designed District on land presently zoned AAA.

4185 Black Rock Turnpike Motion was made by Mr. Kennelly, seconded by Mr. Baratz and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Permit application of Fairfield Gateway, LLC pertaining to the construction of a medical office building. Neigh. Des. Dist.

1400 Mill Hill Road Motion was made by Mr. Soutar, seconded by Ms. Parker and the members present unanimously **VOTED TO APPROVE** the Resubdivision application of David Huntington for two lots (2) lots in an AA Zone subject to the following conditions:

1. In light of the practical difficulty and the characteristics of the property and neighborhood, the Commission approves the request not to require a 20 foot wide pavement width. The Commission, however requires that the existing private road be widened to a width of 16 feet. The hammer-head turnaround as proposed is also approved.
2. A 48" high fence is required on top of retaining walls that are 4 ft. or greater in height.
3. A private drainage easement is required over 52 linear feet of 4 x 4 galleries on lot B1a for the drainage from the turnaround.
4. No blasting shall be permitted.
5. Compliance with the following numbered items as the Subdivision Conditions of Final Approval: 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 14, 15, 16, 17, 19, 21, 22, 23, 25.

Ms. Owens listened to the tapes of the March 8th public hearing and voted on this application.

Mr. Jacobs and Mr. Wagner recused themselves.

65 Commerce Drive Motion was made by Mr. Baratz, seconded by Mr. Soutar and the members present unanimously **VOTED TO APPROVE** the Compliance application of Joseph Grosso, Jr., pertaining to off-street parking subject to the following condition:

1. A stone trench shall be installed along the top of the slope/edge of the parking lot. It should be located starting at the westerly side of the parking lot and shall run approximately 120 feet easterly along the edge of the gravel parking lot. The trench should be 18" wide and 24" deep and filled with 1" screened washed gravel. The trench shall also be lined with geotextile fabric.

330 Grasmere Avenue Motion was made by Mr. Kennelly, seconded by Mr. Jacobs and the members present unanimously **VOTED TO APPROVE** the Compliance application of Whole Foods Market for outdoor seating subject to the following conditions:

1. Subject to recertification in one year.
2. No smoking is permitted in the seating area.

1599 – 1601 Post Road Motion was made by Mr. Kennelly, seconded by Ms. Owens and the members present unanimously **VOTED TO APPROVE** the Compliance application of Biagio Riccio to expand an existing restaurant into former retail space and expanded outdoor dining subject to the following condition:

1. The rear door must be made available as an entrance for customers from the rear parking area.

2055 Black Rock Turnpike Motion was made by Mr. Kennelly, seconded by Mr. Wagner and the members present unanimously **VOTED TO APPROVE** the Compliance application of Skye Kwok to establish a food service use in a former retail space. Des. Comm. Dist.

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.

Mr. LeClerc recused himself from hearing this application.

This meeting adjourned at 10:58 p.m.

Richard B. Jacobs
Secretary

Dolores Sansonetti
Clerk

