

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – APRIL 12, 2011**

The Town Plan and Zoning Commission held a meeting at 7:30 p.m., on Tuesday, April 12, 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

Alternate Member Present: Sally Parker

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 Ms. Parker and the members present unanimously **VOTED TO APPROVE** the Meeting Minutes of March 22, 2011.

655 Holland Hill Road Review of correspondence regarding Gould Manor Park field improvements. After discussion, the Commission agreed that no action was required on the part of the Town Plan & Zoning Commission.

Mr. Soutar arrived during this discussion.

550 Mill Plain Road Review of permit for scoreboard at Sturges Park. After discussion, the Commission agreed that no action was required on the part of the Town Plan & Zoning Commission.

295, 298 Roseville Terrace Motion was made by Mr. Jacobs, seconded by Mr. Baratz and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Resubdivision application of Andrei Piatrevich for three (3) lots in a B Zone.

85 Mill Plain Road Motion was made by Ms. Owens, seconded by Mr. Soutar and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Compliance application of 85 Pond Mill, LLC for expanded recreational use with a request for reduced parking. D.I.D.

510 – 520 Hoydens Lane Motion was made by Ms. Parker, seconded by Mr. Kennelly and the members present **VOTED TO APPROVE** the Special Exception and Special Permit application of the Town of Fairfield pertaining to the establishment of a softball field in AAA Zone subject to the following conditions:

The Commission finds that the proposal complies with the standards of approval found in Section 24.7 and 27.4 of the Zoning Regulations. The Commission further finds that pursuant to the environmental intervention, the intervenors have failed to demonstrate that there is a reasonable likelihood of unreasonable pollution or impairment of the environment as a result of this proposal.

1. The following recommendation of the F.P. Clark traffic report shall be implemented:

- Speed limit signs (25 m.p.h.) shall be installed on Hoydens Lane and Hoydens Hill Road.
- Curve warning signs shall be installed at the intersection of Hoydens Lane and Hoydens Hill Road and on Hoydens Hill Road, south of the intersection with Cricker Brook Lane.
- The Town, with assistance from the Town of Easton should install stop bars at the intersections of Morehouse Highway/Morehouse Road at Delaware Road/Hoydens Lane.
- A stop sign shall be installed at the exit drive at the ball field and vegetation should be cleared and maintained along the site frontage along Hoydens Lane.
- Directional signs shall be installed at Congress Street/Hoydens Hill Road and Congress Street/Morehouse Highway intersections directing motorists away from Hoydens Hill Road and toward Morehouse Highway to access the field and the driving range. Published directions for the Recreation Department and on the Town website shall also encourage the use of Morehouse Highway.

2. The additional netting proposed for the driving range should be lowered seasonally to the extent possible.

For motion: Ms. Parker, Mr. Kennelly (listened to the tape of 3/8/11), Ms. Owens, Mr. Soutar, Mr. Baratz

Against motion: Mr. Jacobs

PUBLIC HEARING

160 Woodrow Avenue Resubdivision application of Harbor Homes, LLC for two (2) lots in a B Zone.

Atty. John Fallon presented this application to the Commission.

41 Fairfield Beach Road Special Exception application of the Fairfield Beach Club, Inc., pertaining to the reconstruction of an existing structure. Res. A. Zone

Atty. Joseph Martini presented this application to the Commission.

This hearing will be continued at a future date.

This meeting adjourned at 11:00 p.m.

Richard B. Jacobs
Secretary

Dolores Sansonetti
Clerk

