

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – APRIL 26, 2011**

The Town Plan and Zoning Commission held a meeting at 7:30 p.m., on Tuesday, April 26, 2011, in McKinley Elementary School, 60 Thompson Street, Fairfield, CT.

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

Alternate Member Present: Sally Parker, Marc Valera

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

Mr. Parker sat in place for Ms. Owens and Mr. Valera sat in place for Mr. Soutar.

Meeting Minutes Motion was made by Mr. Parker, seconded by Mr. Kennelly and the members present unanimously **VOTED TO APPROVE** the Meeting Minutes of April 12, 2011.

57 Reid Street Motion was made by Mr. Wagner, seconded by Mr. Baratz and the members present unanimously **VOTED TO APPROVE** the request of Atty. William Fitzpatrick for a 90-day extension for recording a final subdivision map to August 14, 2011.

85 Mill Plain Road Motion was made by Mr. Jacobs, seconded by Mr. Valera and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the compliance application of 85 Pond Mill, LLC to review previously approved uses and parking. D.I.D.

160 Woodrow Avenue Motion was made by Mr. Jacobs, seconded by Mr. Baratz and the members present unanimously **VOTED TO APPROVE** the Resubdivision application of Harbor Homes, LLC for two (2) lots in a B Zone subject to the following conditions:

1. Infiltrator units shall be spread around the property and not concentrated in any one area.
2. A trench drain shall be used in place of a yard drain in the proposed driveways.
3. A temporary right to grade easement is required over lot #1.
4. A yard drain on the south side of Lot 2B is required to capture runoff from the proposed swale.

5. Concrete monuments shall be installed on all property corners at the street line.
All other corners can use iron pins.
6. Concrete curbs/sidewalk and driveway aprons are required.
7. Consult with the Town Tree Warden regarding the protection of the existing 30” red maple and required street trees.
8. Compliance with the following numbered items as the Subdivision Conditions of Final Approval List: 1, 2, 3, 4, 6, 8, 9, 10, 11, 12, 14, 15, 16, 19, 21, 22, 23, 24, 25.

1876 Black Rock Turnpike Motion was made by Mr. Kennelly, seconded by Mr. Baratz and the members present **VOTED TO APPROVE** the Compliance application of 1876 Miro Associates, LLC to create outdoor dining at an existing restaurant, Tomato & Basil subject to the following conditions:

1. The proposed pergola shall be eliminated.
2. Subject to annual recertification.

For motion: Mr. Kennelly, Mr. Baratz, Mr. LeClerc, Mr. Wagner, Ms. Parker, Mr. Valera
Against motion: Mr. Jacobs

691 Post Road Motion was made by Mr. Jacobs, seconded by Mr. Valera and the members present unanimously **VOTED TO APPROVE** the Compliance application of Alex Merturi d/b/a Subway to create a food service use. DCD

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 to establish a food service use in a portion of an existing building, Cinch Take Out. DID

85 Mill Plain Road Motion was made by Mr. Kennelly, seconded by Mr. Wagner and the members present unanimously **VOTED TO APPROVE** the Compliance Application of Fischel Properties to establish a food service use in a portion of an existing building, The Stand. DID

330 Grasmere Avenue Motion was made by Mr. Baratz, seconded by Ms. Parker to approve the Compliance application of HH East Parcel, LLC to modify a sign plan.

For motion: Mr. Kennelly
Against motion: Mr. Baratz, Ms. Parker, Mr. LeClerc, Mr. Jacobs, Mr. Wagner, Mr. Valera

Therefore, this application is denied for the following reason:

1. The signs are not of such character as to harmonize with the neighborhood and to preserve the appearance of the community as required by Section 25.7.7.

PUBLIC HEARING

Commerce Drive Planning Study The Town Plan & Zoning Commission together with the Regional Plan Association developed a vision plan with new zoning regulations and amendments for a revised Plan of Conservation and Development.

Mr. David Kooris presented this application to the Commission.

This meeting adjourned at 10:10 p.m.

Richard B. Jacobs
Secretary

Dolores Sansonetti
Clerk

