

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – MAY 24, 2011**

The Town Plan and Zoning Commission held a public hearing at 7:30 p.m., on Tuesday, May 24, 2011, in McKinley School, 60 Thompson Street, Fairfield, Connecticut.

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

Alternate Members Present: Sally Parker, Marc Valera

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

Meeting Minutes Motion was made by Mr. Wagner, seconded by Mr. Kennelly and the members present unanimously **VOTED TO APPROVE** the Meeting Minutes of May 3, May 10, and May 17, 2011.

1901 Black Rock Turnpike Motion was made by Mr. Kennelly, seconded by Ms. Owens and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Permit application of Shoprite Grade A Markets, Inc., pertaining to loading dock improvements and truck circulation improvements.

220 Pansy Road Motion was made by Mr. Baratz, seconded by Mr. Soutar and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Resubdivision application of Mary Margaret Panigutti for two (2) lots in an A Zone.

85 Mill Plain Road Motion was made by Mr. Kennelly, seconded by Mr. Baratz and the members present unanimously **VOTED TO APPROVE** the Compliance application of 85 Pond Mill, LLC for expanded recreational use with request for reduced parking, so that forty-two (42) spaces shall serve the total 14,000 square foot use.

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 85 Pond Mill, LLC to review previously approved uses for potential parking reduction subject to the following conditions:

1. The Commission approves the following reduction in parking:
Gymnastics facility reduced from 78 spaces to 68 spaces
Crossfit training reduced from 23 spaces to 14 spaces
Hot yoga reduced from 10 spaces to 9 spaces

These recreational uses have been reduced to a 3/1000 ratio consistent with other recreational use approvals.

2. The three food service uses are not reduced in parking as part of this application.

2291 Post Road Motion was made by Mr. Baratz, seconded by Ms. Owens to approve the Special Permit and Coastal Site Plan application of 2291 Post Road, LLC pertaining to a two-story commercial building in a Des. Comm. Dist.

For motion: No one

Against motion: Mr. LeClerc, Mr. Baratz, Mr. Jacobs, Mr. Kennelly, Ms. Owens, Mr. Soutar, Mr. Wagner

Therefore, this application is denied for the following reason:

1. The Commission considers the application to be incomplete in that Section 25.2.3 of the Zoning Regulations has not been complied with. Complete architectural details have not been provided to the Commission.

295, 298 Roseville Terrace Motion was made by Mr. Soutar, seconded by Mr. Jacobs and the members present **VOTED TO APPROVE** the Resubdivision application of Andrei Piatrevich for three (3) lots in a B Zone as shown on plans entitled: "Three Lot Re-subdivision Prepared for Andrei Pratreovich" dated January 3, 2011 and prepared by Hammons LLC, subject to the following conditions:

1. A street tree planting plan shall be furnished to the satisfaction of the Tree Warden.
2. The detention structures should be kept ten feet from property lines if possible. If they are placed under driveways, they should be designed for H-20 vehicle loads.
3. Trench drains shall be used in driveways with runoff directed into the infiltrator units.
4. Show detail of stone wall on Lot C.
5. Indicate how roof leaders tie into the on-site detention.
6. Indicate on the plan where the catch basin that is receiving the overflow from the cultech units flows to.
7. On the re-subdivision map, indicate monument locations at all property corners on the street line and iron pins at lot corners.
8. Show chord distances and bearing for the street line/property lines for each of the three (3) lots.

9. Show the bearing and distance on the lot line between Lot A and the Sherwood property.
10. Indicate on the map that the parcel above "Area Y" is to be conveyed to the Town and indicate the actual area of that parcel. Also, show the curve data for the street line of that parcel. The bearing of the street line that is 30.12 ft. in length should be N 82-37-38W not N 82-37-38E.
11. The Commission denied the request waiver of a concrete sidewalk.
12. Compliance with the following numbered items on the subdivision conditions of final approval list: 1, 2, 3, 4, 6, 8, 9, 10, 11, 12, 14, 15, 16, 17, 19, 21, 22, 23, 24, 25.

Ms. Owens and Mr. Valera listened to the tape of the public hearing on this application. Mr. Valera voted in place for Mr. Baratz on this application.

For application: Mr. Soutar, Mr. LeClerc, Ms. Owens, Mr. Wagner, Mr. Valera
Against application: Mr. Jacobs, Mr. Kennelly

PUBLIC HEARING

2307 Post Road Special Permit Section 24.0 and 25.0 and Coastal Site Plan application at One Sasco Hill, LLC pertaining to the construction of a two-story commercial building. Des. Comm. Dist. (continued from 5/10/11)

Atty. William Fitzpatrick presented this application to the Commission.

This hearing will be continued on a future date.

This meeting adjourned at 10:23 p.m.

Richard B. Jacobs
Secretary

Dolores Sansonetti
Clerk

