

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – JUNE 14, 2011**

The Town Plan and Zoning Commission held a public hearing at 7:30 p.m., on Tuesday, June 14, 2011, in McKinley School, 60 Thompson Street, Fairfield, Connecticut.

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

Alternate Members Present: Sally Parker, Marc Valera, Gerry Alessi

Mr. Valera sat in place of Mr. LeClerc

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

Meeting Minutes Motion was made by Mr. Wagner, seconded by Mr. Soutar and the members present unanimously **VOTED TO APPROVE** the Meeting Minutes of May 24, 2011.

250 Fern Street 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 Town of Fairfield., pertaining to additions and alterations to Sherman School.

1610-1654 North Benson Road Motion was made by Mr. Soutar, seconded by Mr. Kennelly and the members present unanimously **VOTED TO TABLE** the Resubdivision application of Marc Papini for seven (7) lots in an A Zone.

1511 Black Rock Turnpike Motion was made by Mr. Jacobs, seconded by Mr. Soutar and the members present unanimously **VOTED TO APPROVE** the Compliance application of Fairfield County Federal Credit Union to establish a financial institution in a portion of an existing building. Neigh. Des. Dist.

330 Grasmere Avenue Motion was made by Mr. Kennelly, seconded by Mr. Soutar to approve the Compliance application of HH East Parcel, LLC to establish a restaurant use (Five Guys) in a portion of an existing building Des. Comm. Dist.

For motion: Mr. Kennelly, Mr. Wagner

Against motion: Mr. Baratz, Mr. Jacobs, Ms. Owens, Mr. Soutar, Mr. Valera

Therefore, this application is **denied** for the following reason:

1. The change of use from retail to the proposed food service requires 13 additional parking spaces which have not been provided on site.

1139 Post Road Motion was made by Ms. Owens, seconded by Mr. Jacobs and the members present **VOTED TO APPROVE** the Compliance application of Worries for Another Day, LLC to establish an indoor recreational use in a portion of an existing building. Cent. Des. Dist

PUBLIC HEARING

Mr. LeClerc arrived at this time and was present for the remainder of the meeting

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 and 5/24/11)

Atty. William Fitzpatrick presented this application to the Commission.

Commerce Drive Area Zone Change Application of the Town Plan and Zoning Commission to establish a Designed Commercial District on land presently zoned Designed Industrial District.

James Wendt, Assistant Planning Director presented this application to the Commission

Zone Overlay Application of the Town Plan and Zoning Commission to establish a new Commerce Drive Area Designed District.

James Wendt, Assistant Planning Director presented this application to the Commission

At the close of the hearing the Commission returned to public executive session to consider the following:

1610-1654 North Benson Road Motion was made by Mr. Soutar, seconded by Mr. Valera and the members present voted as follows **TO DENY** the Resubdivision application of Marc Papini for seven (7) lots in an A Zone as shown on plans entitled "Resubdivision Map Prepared for Marc Papini", dated 10/14/10 and prepared by The Huntington Co. for the following reasons:

1. Pursuant to Section 1.1.15 of the Subdivision regulations, the applicant has not demonstrated that proper provision has been made for drainage. Given the steep slope of the property, it has not been demonstrated that surface and subsurface

flows from the proposed street, dwellings and lots will be redirected in a manner that will not be detrimental to adjacent properties.

For motion to approve: Mr. Soutar

Against the motion: Mr. LeClerc, Mr. Jacobs, Mr. Kennelly, Ms. Owens, Mr. Wagner,
Mr. Valera

This meeting adjourned at 10:40 p.m.

Richard B. Jacobs
Secretary

James R. Wendt
Acting Clerk