

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

The Town Plan and Zoning Commission held a public hearing at 7:30 p.m., on Tuesday, July 26, 2011, in McKinley School, 60 Thompson Street, Fairfield, Connecticut.

Members Present: Bryan LeClerc, Chairman; Rich Jacobs, Secretary, Deb Owens, Doug Soutar,

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. Soutar, seconded by Ms. Parker, and the members present unanimously **VOTED TO APPROVE** the Meeting Minutes of July 12, 2011.

Mr. LeClerc and Mr. Jacobs abstained from voting.

Motion was made by Ms. Parker, seconded by Mr. Jacobs and the members present unanimously **VOTED TO APPROVE** the Meeting Minutes of July 19, 2011.

Mr. LeClerc and Ms. Owens abstained from voting.

144 Tuller Road Motion was made by Mr. Jacobs, seconded by Ms. Parker and the members present unanimously **VOTED TO RECOMMEND** a payment in lieu of providing open space for the upcoming subdivision application of this property. This recommendation was made pursuant to Section 2.3.9 of the Subdivision Regulations.

400 Mill Plain Road The Commission Members determined that no action is necessary on your request to extend the Special Exception for the above captioned property. Recent amendments to Section 2.23 of the Zoning Regulations provide for a five year life span with one or more extensions not to exceed an additional five years. Therefore, the original five year period does not expire until November 22, 2013.

2515 Black Rock Turnpike Request of Consumers Petroleum for a 100% release of a \$13,780 bond pertaining to a parking expansion at a Citgo Station. The Commission took no action on this application at this time.

2291 Post Road Motion was made by Ms. Owens, seconded by Mr. Valera and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Permit and Coastal Site Plan application of William Christian to a new three story office building. Des. Comm. Dist.

1623 – 1624 Fairfield Beach Road Motion was made by Mr. Soutar, seconded by Mr. Jacobs and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Exception application of Barbara Bertozzi Castelli and Jose Meler for a rooftop deck. Beach Dist.

5151 Park Avenue Motion was made by Mr. Valera, seconded by Ms. Owens and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Exception application of Sacred Heart University pertaining to a new softball stadium. R-3 Zone

210 Old Dam Road Motion was made by Mr. Jacobs, seconded by Ms. Parker and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Exception and Coastal Site Plan application of the Town of Fairfield pertaining to the replacement of an existing recreational building. Flood Zone

Pansy Road Resubdivision application of Mary Panigutti for two (2) lots in an A Zone. The Commission took no action on this application at this time.

330 Grasmere Avenue Motion was made by Ms. Parker, seconded by Mr. Valera and the members present unanimously **VOTED TO APPROVE** the Compliance Application of HH East Parcel, LLC to establish a restaurant (Five Guys) in a portion of an existing building subject to the following condition:

1. Outdoor dining is subject to annual recertification.

PUBLIC HEARING

80 – 90 Howard Street Request of Garrett Wilson for 100% release of a \$19,100 bond pertaining to subdivision improvements in a B Zone.

Garrett Wilson presented this application to the Commission.

435 Old Stratfield Road Special Exception application of Dawn Tagliavia to expand an existing day care use. Neigh. Des. Dist./Res. B Zone

Dawn Tagliavia presented this application to the Commission.

4185 Black Rock Turnpike Zone change application of New Way Assoc., LLC to establish a Neighborhood Designed District on land presently zoned AAA.

This application was withdrawn by the applicant.

Zoning Regulation Amendment Application of New Way Assoc., LLC to amend Section 12.10.3.2.

This application was withdrawn by the applicant.

4185 Black Rock Turnpike Special Permit application of Fairfield Gateway, LLC pertaining to the construction of a two-story medical office building.

This application was withdrawn by the applicant.

It was the consensus of the Commission to return to Executive Session and vote on the following applications:

80 – 90 Howard Street Motion was made by Mr. Soutar, seconded by Mr. Valera and the members present unanimously **VOTED TO APPROVE** the request of Garrett Wilson for 100% release of a \$19,100 bond pertaining to subdivision improvements in a B Zone.

435 Old Stratfield Road Motion was made by Mr. Soutar, seconded by Mr. Jacobs and the members present unanimously **VOTED TO APPROVE** the Special Exception application of Dawn Tagliavia to expand an existing daycare use. Neigh. Des. Dist./Res. B Zone.

This meeting adjourned at 8:15 p.m.

Richard B. Jacobs
Secretary

Dolores Sansonetti
Clerk