

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – AUGUST 23, 2011**

The Town Plan and Zoning Commission held a public hearing at 7:30 p.m., on Tuesday, August 23, 2011, in McKinley School, 60 Thompson Street, Fairfield, Connecticut.

Members Present: Bryan LeClerc, Chairman; Seth Baratz, Vice Chairman; Rich Jacobs, Secretary, Doug Soutar, Matt Wagner

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

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

Ms. Parker sat in place for Ms. Owens, Mr. Valera sat in place for Mr. Kennelly.

Meeting Minutes Motion was made by Mr. Jacobs, seconded by Ms. Parker, and the members present unanimously **VOTED TO APPROVE** the Meeting Minutes of August 9, 2011.

Mr. Wagner recused himself from voting and Mr. Alessi voted in his place.

537 Reid Street Motion was made by Mr. Baratz, seconded by Mr. Alessi and the members present unanimously **VOTED TO APPROVE** the request of Atty. Fitzpatrick for a 90-day extension for recording a final subdivision map to November 12, 2011.

1610 – 1654 North Benson Road Motion was made by Mr. Baratz, seconded by Mr. Soutar and the members present **VOTED TO RECOMMEND TO PUBLIC HEARING** the Resubdivision and Special Permit application of Marc Papini et al for seven (7) lots in an A Zone.

For motion: Mr. Baratz, Mr. Soutar, Mr. LeClerc, Mr. Wagner, Mr. Valera

Against motion: Mr. Jacobs, Ms. Parker

220 Pansy Road Motion was made by Mr. Baratz, seconded by Ms. Parker and the members present unanimously **VOTED TO APPROVE** the Resubdivision application of Mary Panigutti for two (2) lots in an A Zone subject to the following conditions:

1. Concrete curbs, sidewalk and driveway aprons are required.
2. Street trees are required. Applicant must coordinate with the Tree Warden.

3. Compliance with the following numbered items on the attached Subdivision Conditions of Final Approval: 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 19, 21, 22, 23, 24, 25.

Mr. LeClerc and Mr. Jacobs listened to the tapes of the public hearing and voted on this application.

1623 – 1624 Fairfield Beach Road Motion was made by Ms. Parker, seconded by Mr. Alessi and the members present unanimously **VOTED TO APPROVE** the Special Exception application of Barbara Bertuzzi Castelli and Jose Meller for a rooftop deck.

Mr. Alessi voted in place of Mr. Wagner.

210 Old Dam Road Motion was made by Mr. Jacobs, seconded by Mr. Alessi and the members present unanimously **VOTED TO APPROVE** the Special Exception and Coastal Site Plan application of the Town of Fairfield pertaining to the demolition and reconstruction of a recreational building.

Mr. Kennelly arrived and voted on this application.

Mr. Alessi voted in place of Mr. Wagner.

185 Thorpe Street Motion was made by Mr. Wagner, seconded by Ms. Parker and the members present unanimously **VOTED TO APPROVE** the Compliance application of Lexus of Westport for storage of vehicles and vehicle washing subject to the following conditions:

1. Access shall be solely from Thorpe Street.
2. There shall be no public access to site or car wash.
3. No outdoor vehicle washing.

580 Tunxis Hill Road Motion was made by Ms. Parker, seconded by Mr. Baratz and the members present voted to approve the Compliance Application of Frankie Glossman for a new sign plan.

For motion: No one

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

Therefore, this application is denied for the following reason:

1. The sign does not comply with Section 29.8.1 of the regulations.

1499 Post Road Motion was made by Mr. Kennelly, seconded by Mr. Soutar and the members present unanimously **VOTED TO APPROVE** the Compliance application of Kleban Holding Co., LLC for outdoor seating for a bookstore café subject to the following conditions:

1. There shall be no enclosure of table area.
2. No outside music or sound system.
3. Subject to one-year recertification.
4. Tables to be removed in the off-season.
5. Café must properly monitor the area.

PUBLIC HEARING

176 – 186 Linwood Avenue Special Exception application of Honda of Westport, Inc., to establish an automobile service facility in an existing building in a Des. Ind. Dist.

Atty. John Fallon presented this application to the Commission.

2291 Post Road Special Permit and Coastal Site Plan application of William Christian pertaining to a new office building. Des. Comm. Dist.

Atty. Charles Jankovsky presented this application to the Commission.

This application is continued to September 13, 2011.

This meeting adjourned at 11:07 p.m.

Richard B. Jacobs
Secretary

Dolores Sansonetti
Clerk

