

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – SEPTEMBER 27, 2011**

The Town Plan and Zoning Commission held a public hearing at 7:30 p.m., on Tuesday, September 27, 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, 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

Meeting Minutes Motion was made by Mr. Wagner, seconded by Mr. Baratz, and the members present **VOTED TO APPROVE** the Meeting Minutes of September 13, 2011.

Mr. Jacobs abstained from voting.

1073 North Benson Road Motion was made by Mr. Jacobs, seconded by Mr. Wagner to and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Exception application of Fairfield College Preparatory for an addition to an existing building. AA Zone

4185 Black Rock Turnpike Motion was made by Mr. Baratz, seconded by Mr. Soutar and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Zone Change application of New Way Associates, LLC to establish a Neighborhood Designed Business District on land presently zoned Residence AA.

Zoning Regulation Amendment Motion was made by Mr. Baratz, seconded by Mr. Soutar and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the application of Fairfield Gateway, LLC to amend Section 12.10.3.2 of the Zoning Regulations pertaining to commercial off-street parking.

4185 Black Rock Turnpike Motion was made by Mr. Baratz, seconded by Mr. Soutar and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Permit application of Fairfield Gateway, LLC pertaining to the construction of two new medical office buildings. Neigh. Des. Bus. Dist.

5151 Park Avenue Motion was made by Mr. Wagner, seconded by Ms. Owens and the members present **VOTED TO APPROVE** the Special Exception application of Sacred Heart University pertaining to the construction of a softball stadium in an R-3 Zone.

For motion: Wagner, Owens, LeClerc, Baratz, Kennelly, Soutar
Against motion: Jacobs

2291 Post Road Motion was made by Ms. Parker, seconded by Mr. Baratz to approve the Special Permit and Coastal Site Plan application of William Christian pertaining to the construction of a new office building in a Des. Comm. Dist.

For motion: No one
Against motion: LeClerc, Baratz, Jacobs (listened to tape of 9/13), Kennelly, Soutar, Wagner, Parker

Therefore, this motion failed and the application is denied for the following reasons:

1. The development shown on the site and architectural plans are not of such character as to harmonize with the neighborhood, to accomplish a transition in character between areas of unlike character, to protect property values and to preserve and enhance the appearance of the community and to avoid undue on site traffic congestion as required by 25.7.7 of the Zoning Regulations.
2. The site plan does not comply with Section 25.2.2.1 in that the correct property boundaries are not shown.
3. The site plan does not comply with Section 25.2.2.2 in that contour lines are not shown as required.
4. The architectural plans do not comply with Section 28.10.1 regarding enclosure of parking beneath the building.

1125 Post Road Motion was made by Mr. Jacobs, seconded by Mr. Wagner and the members present unanimously **VOTED TO APPROVE** the compliance application of Kleban Holding Co. II, LLC to establish a retail use (bridal salon) in a portion of a building previously occupied by a bank in the Cent. Des. Dist.

1215 Post Road Motion was made by Mr. Kennelly, seconded by Ms. Owens and the members present unanimously **VOTED TO APPROVE** the compliance application of Fred and Michelle Bialek to establish a restaurant in a portion of an existing building in the Cent. Des. Dist.

1215 Post Road Motion was made by Mr. Wagner, seconded by Mr. Kennelly and the members present unanimously **VOTED TO APPROVE** the compliance application of Kempo Academy of Martial Arts to establish an indoor recreational facility in a portion of an existing building in the Cent. Des. Dist.

PUBLIC HEARING

1610 – 1654 North Benson Road Resubdivision and Special Permit application of Marc Papini et al for seven (7) lots in an A Zone.

Atty. James Miller presented this application to the Commission.

This meeting adjourned at 10:55 p.m.

Richard B. Jacobs
Secretary

Dolores Sansonetti
Clerk