

**TOWN PLAN AND ZONING COMMISSION  
TOWN OF FAIRFIELD  
MINUTES OF MEETING – OCTOBER 11, 2011**

The Town Plan and Zoning Commission held a public hearing at 7:30 p.m., on Tuesday, October 11, 2011, in McKinley School, 60 Thompson Street, Fairfield, Connecticut.

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

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

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

Mr. Valera sat in place for Mr. Wagner and Mr. Alessi sat in place for Mr. Kennelly.

**Meeting Minutes** Motion was made by Ms. Owens, seconded by Mr. Alessi, and the members present unanimously **VOTED TO APPROVE** the Meeting Minutes of September 27, 2011.

Mr. Kennelly arrived and voted on the following applications.

**2221 Cross Highway/Wellington Drive** 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 Louise and Darron Antill for two (2) lots in an AAA Zone.

**1610 – 1654 North Benson Road** Motion was made by Mr. Baratz, seconded by Mr. Valera and the members present **VOTED TO APPROVE** the Resubdivision and Special Permit application of Marc Papini et al for seven (7) lots in an A Zone subject to the following conditions:

1. Berm heights shown shall be increased to 18 inches.
2. Deed restriction language is required to assure long term maintenance of yard drains, submit sample language.
3. This subdivision will require a NPDES Phase 2 Stormwater Permit which is obtained through the Engineering Dept.
4. State CONNDOT District 3 permits are required for drainage, new curb cut for the road, and the Tree Warden if any State trees are to be removed or planted.

5. Town Tree Warden permit required for removal of Town trees (Nutmeg Lane) and the planting of new trees.
6. Clearing of existing vegetation to achieve recommended intersection sight line is required.
7. Any trees removed from North Benson Road or Nutmeg Lane shall be replaced within the respective right of way with trees of equal total caliper.
8. The Commission has previously found on September 28, 2010, that a payment in lieu of open space is appropriate pursuant to Section 2.3.8 of the Subdivision Regulations. Payment must be made or payment agreement filed prior to recording of final subdivision map.
9. Compliance with the following numbered items on the attached conditions list: 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 19, 20, 21, 22, 24, 25.

For motion: Mr. Baratz, Mr. Valera, Mr. LeClerc, Ms. Owens, Mr. Soutar

Against motion: Mr. Jacobs, Mr. Kennelly

**87 Tunxis Hill Road** Motion was made by Ms. Owens, seconded by Mr. Baratz and the members present unanimously **VOTED TO APPROVE** the Compliance application of Jack Goncalves for a sign plan. Des. Comm. Dist.

**303 – 425 Tunxis Hill Cutoff** Motion was made by Mr. Kennelly, seconded by Ms. Owens and the members present **VOTED TO APPROVE** the Compliance application of Lee Miro for the sale of Christmas trees subject to the following condition:

1. Subject to recertification annually.

For motion: Mr. Kennelly, Ms. Owens, Mr. Soutar, Mr. Valera

Against motion: Mr. LeClerc, Mr. Baratz, Mr. Jacobs

## **PUBLIC HEARING**

**1073 North Benson Road** Special Exception application of Fairfield College Preparatory School for additions and alterations. AA Zone

Atty. John Fallon presented this application to the Commission.

At the conclusion of this presentation, it was the consensus of the Commission to return to Executive Session.

**636 Kings Highway** Motion was made by Mr. Kennelly, seconded by Mr. Jacobs and the members present unanimously **VOTED TO APPROVE** the Compliance application of Geraldine Katz to establish a veterinary use in a portion of an existing building. Des. Comm. Dist.

**95 Reef Road** Motion was made by Mr. Kennelly, seconded by Mr. Valera and the members present unanimously **VOTED TO TABLE** the Compliance application of Bruce Becker for the expansion of an existing parking area.

**71 Timko Street** Compliance application of Joe Rubin to establish a food vending truck. It was the consensus of the Commission not to take any action on this application at this time.

**330 Grasmere Avenue** Motion was made by Mr. Jacobs, seconded by Mr. Valera and the members present unanimously **VOTED TO TABLE** the Compliance application of HH East Parcel, LLC for an amended sign plan. Des. Comm. Dist.

**85 Mill Plain Road** Compliance application of 85 Pond Mill, LLC to modify a condition of sign approval. It was the consensus of the Commission to table this application at this time.

This meeting adjourned at 9:44 p.m.

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Richard B. Jacobs  
Secretary

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Dolores Sansonetti  
Clerk