

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – OCTOBER 25, 2011**

The Town Plan and Zoning Commission held a public hearing at 7:30 p.m., on Tuesday, October 25, 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

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

Remembrance At the onset of the meeting, Chairman LeClerc asked for a moment of silence in honor of the passing of our esteemed colleague; Zoning Board of Appeals Chairman, Bob Brennan, whose long standing tenure of devoted service to the town was and will always be an inspiration to the citizens of Fairfield.

Appreciation Chairman LeClerc acknowledged Commissioner Deb Owens with the announcement that this meeting is her last and thanked her for her service.

Meeting Minutes Motion was made by Mr. Baratz, seconded by Ms. Owens, and the members present **VOTED TO APPROVE** the Meeting Minutes of October 11, 2011.

Mr. Wagner abstained from voting.

1648, 1649 Fairfield Beach Road The Commission noted that the request of Atty. Fitzpatrick for a one year extension of a Special Exception was not needed due to a recent regulation and statutory amendment, the permit is valid for five years from the original approval with the possibility of five additional years of extension at the discretion of the Commission. Therefore, no extension request is necessary until October of 2013.

1073 North Benson Road Motion was made by Mr. Kennelly, seconded by Mr. Wagner and the members present unanimously **VOTED TO APPROVE** the Request of Fairfield University for 100% release of a \$57,950 bond pertaining to Special Exception improvements to the Village Dorm.

1073 North Benson Road Motion was made by Mr. Kennelly, seconded by Mr. Wagner and the members present unanimously **VOTED TO APPROVE** the request of Fairfield University for 100% release of a \$44,685 bond pertaining to Special Exception improvements to the Quad Dorm.

Reflections This page is intentionally left blank for a pause of reflection in honor of Robert J. Brennan, Jr., a life well lived, August, 1943 – October, 2011.

278 Meadow Street Motion was made by Mr. Jacobs, seconded by Mr. Wagner and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Permit application of 278 Meadow Street, LLC for an office addition.
Des. Comm. Dist.

3160 Easton Turnpike Special Exception application of St. Vincent's Medical Center for a hospital building in the R-3 Zone. This application was withdrawn by the applicant.

1073 North Benson Road Motion was made by Mr. Kennelly, seconded by Mr. Jacobs and the members present unanimously **VOTED TO APPROVE** the Special Exception application of Fairfield College Preparatory School for additions and alterations subject to the following condition:

1. A bond shall be posted to secure site improvements.

Mr. Alessi voted in place of Mr. Wagner on this application.

95 Reef Road Motion was made by Mr. Kennelly, seconded by Mr. Jacobs and the members present unanimously **VOTED TO APPROVE** the Compliance application of Bruce Becker for expansion of existing parking subject to the following conditions:

1. Pursuant to Section 12.10.3, the Commission voted to waive the requirement to provide one of the two necessary additional parking spaces, (the tandem space).
The applicant must maintain a minimum of one employee parking permit, issued by the Town, for the duration of the use.
2. The one additional parking space required shall be in place prior to the Certificate of Occupancy for the proposed medical tenant.

71 Timko Street Motion was made by Mr. Soutar, seconded by Mr. Baratz to approve the Compliance application of Joe Rubin to establish a food vending truck in the Des. Comm. Dist.

For motion: Mr. Soutar

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

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

1. The location of the vending truck, and the area where customers would be standing would block an existing site driveway creating a traffic hazard as well as unsightly conditions.

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

85 Mill Plain Road Motion was made by Mr. Kennelly, seconded by Ms. Owens to approve the Compliance application of 85 Pond Mill, LLC to modify a condition of sign approval.

For motion: Mr. Kennelly, Ms. Owens

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

Therefore, this motion failed and the application is denied.

1. No interior illumination shall be permitted.

Ms. Owens left the meeting at this time.

PUBLIC HEARING

4185 Black Rock Turnpike Application of New Way Associates, LLC to establish a Neighborhood Designed District on land presently zoned Residence AAA.

Atty. John Fallon presented this application to the Commission.

Zoning Regulation Amendment Application of New Way Associates, LLC to amend Section 12.10.3.2 of the Zoning Regulations.

Atty. John Fallon presented this application to the Commission.

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

Atty. John Fallon presented this application to the Commission.

This public hearing is continued to November 1, 2011.

This meeting adjourned at 11:00 p.m.

Richard B. Jacobs
Secretary

Dolores Sansonetti
Clerk

