

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – NOVEMBER 15, 2011**

The Town Plan and Zoning Commission held a public hearing at 7:30 p.m., on Tuesday, November 15, 2011, in McKinley School, 60 Thompson Street, Fairfield, Connecticut.

Members Present: Bryan LeClerc, Chairman; Seth Baratz, Vice Chairman; 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 Mr. Jacobs, Mr. Alessi sat in place for Ms. Owens and Mr. Valera sat in place for Mr. Kennelly.

Meeting Minutes Motion was made by Mr. Wagner, seconded by Ms. Parker, and the members present unanimously **VOTED TO APPROVE** the Meeting Minutes of October 25, 2011.

Motion was made by Mr. Wagner, seconded by Mr. Alessi and the members present **VOTED TO APPROVE** the Meeting Minutes of November 1, 2011.

Mr. Soutar abstained from voting.

Mr. Kennelly arrived at this time.

Greater Bridgeport Regional Council Mr. Brian Bidolli, Executive Director gave a Power Point presentation on The Regional Plan of Conservation & Development regarding local goals and aspirations for the future, followed by a time of discussion.

295, 298 Roseville Terrace Motion was made by Mr. Wagner, seconded by Ms. Parker and the members present unanimously **VOTED TO APPROVE** the Request of Atty. Fallon for a 90-day extension for filing the final subdivision map to February 18, 2012.

160 Woodrow Avenue Motion was made by Mr. Kennelly, seconded by Mr. Wagner and the members present unanimously **VOTED TO TABLE** the request of Harbor Homes, LLC for a 50% release of a \$25,306 bond pertaining to subdivision improvements in a B Zone.

Mr. Soutar listened to the tapes of November 1, 2011 and voted on the following applications.

4185 Black Rock Turnpike Motion was made by Mr. Kennelly, seconded by Mr. Baratz and the members present unanimously **VOTED TO DENY** the application of New Way Associates, LLC to establish a Neighborhood Design District on land presently zoned Residence AAA for the following reasons:

1. The proposed zone change is inconsistent with the Plan of Conservation and Development.
2. Time, experience and responsible planning for contemporary or future conditions do not reasonably indicate the need for the proposed change.
3. Circumstances in the neighborhood have not changed substantially enough to merit the requested zone change.
4. It has not been demonstrated that this proposed zone change is warranted and would serve the general health, welfare and safety of the community.
5. The proposed zone change provides a level of development that would not serve to protect property values in the neighborhood.
6. The proposed zone change would provide a level of development that would increase undue traffic congestion.
7. The applicant did not comply with Section 25.8.1.4 of the regulations with respect to notice of property owners within 500 feet.

Zoning Regulation Amendment Motion was made by Mr. Kennelly, seconded by Mr. Baratz and the members present unanimously **VOTED TO DENY** the application of New Way Associates, LLC to amend Section 12.10.3.2 of the Zoning Regulations for the following reasons:

1. The proposed regulation amendment is inconsistent with the Plan of Conservation and Development.
2. Time, experience and responsible planning for contemporary or future conditions do not reasonably indicate the need for the proposed amendment.
3. Circumstances in the neighborhood have not changed substantially enough to merit the requested amendment.
4. It has not been demonstrated that this proposed amendment is warranted and would serve the general health, welfare and safety of the community.
5. The proposed amendment provides a level of development that would not serve to protect property values in the neighborhood.

4185 Black Rock Turnpike Motion was made by Mr. Kennelly, seconded by Mr. Baratz and the members present unanimously **VOTED TO DENY** the Special Permit application of Fairfield Gateway, LLC pertaining to the construction of a two story medical office building for the following reason:

1. The proposed use is not a permitted use in the AAA Zone in the absence of the zone change approval.

PUBLIC HEARING

2221 Cross Highway/Wellington Drive Resubdivision application of Louise and Darron Antell for two (2) lots in a AAA Zone.

Atty. Charles Jankovsky presented this application to the Commission.

This meeting adjourned at 9:40 p.m.

James R. Wendt
Acting Secretary

Dolores Sansonetti
Clerk