

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – DECEMBER 13, 2011**

The Town Plan and Zoning Commission held a public hearing at 7:30 p.m., on Tuesday, December 13, 2011, in Sullivan Independence Hall, 725 Old Post Road, Fairfield, Connecticut.

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

Alternate Members Present: Sally Parker

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

Also Present: Mark Barnhart, Economic Development Director

Ms. Parker sat in place for Mr. Kennelly.

Meeting Minutes Motion was made by Ms. Parker, seconded by Mr. Baratz, and the members present **VOTED TO APPROVE** the Meeting Minutes of November 15, 2011.

Mr. Jacobs abstained from voting.

Organizational Meeting Motion was made by Mr. Jacobs, seconded by Ms. Jacobson and the members present unanimously **VOTED TO APPROVE** the Schedule of Meeting for 2012 with one change. The meeting set for September 25 was changed to September 18 because of Yom Kippur.

Planning Grant Mr. Barnhart spoke of applying for a transit design grant from the State in a Letter of Intent, similar to the one obtained in 2009. This grant would assist the Commission in implementing guidelines for possible updates in the Town Regulations relative to downtown arts, mixed use development, affordable housing and transit.

Motion was made by Ms. Parker, seconded by Ms. Jacobson and the members present unanimously **VOTED TO RECOMMEND** a letter of intent as described by Mr. Barnhart.

291 Mill Hill Road Motion was made by Mr. Baratz, seconded by Mr. Soutar and the members present unanimously **VOTED TO APPROVE** the request of Atty. Fallon for a 90-day extension for recording the final map to March 17, 2011.

160 Woodrow Avenue Motion was made by Mr. Jacobs, seconded by Ms. Jacobson and the members present unanimously **VOTED TO APPROVE** the request of Harbor Homes, LLC for a 50% release of a \$25,306.00 bond pertaining to subdivision improvements in a B Zone.

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

120, 144 Tuller Road Motion was made by Ms. Jacobson, seconded by Mr. Soutar and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Subdivision application of C. Cocco, M. Piekarski, and Jack and Mary Lou Kasper for eight lots in an R-3 Zone.

1233 South Pine Creek Road Motion was made by Ms. Parker, seconded by Ms. Jacobson and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Exception application of One Six Holdings, LLC to demolish and rebuild a one family dwelling. Flood Plain Zone

2221 Cross Highway/Wellington Drive Motion was made by Mr. Baratz, seconded by Mr. Soutar and the members present unanimously **VOTED TO TABLE** the Resubdivision application of Louise and Darran Antell for two (2) lots in an AAA Zone.

1139 Post Road Motion was made by Mr. Soutar, seconded by Ms. Parker and the members present unanimously **VOTED TO APPROVE** the Compliance Application of Kleban Holding Co. II, LLC to establish a residential dwelling unit within an existing building, subject to the following condition:

1. The Commission does not approve the request for a reduction in parking for this dwelling unit. The parking matrix must indicate two parking spaces are required.

1657 Post Road Motion was made by Mr. Jacobs, seconded by Mr. Soutar and the members present unanimously **VOTED TO APPROVE** the Compliance application of Victoria Carey to establish a dance studio in an existing building. Cent. Des. Dist.

973 Kings Highway East Motion was made by Mr. Soutar, seconded by Mr. Baratz, to approve the Compliance application of Carolyn Parker to revise a sign plan for Cumberland Farms.

For motion: No one

Against motion: Mr. Soutar, Mr. Baratz, Mr. LeClerc, Mr. Jacobs, Ms. Jacobson, Ms. Parker

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

1. The proposed sign does not meet the required streetline setback. Pursuant to Section 29.8.1, the Commission voted not to allow a lesser distance.

Mr. Wagner arrived at this time and voted on the following:

Organizational Meeting

Election of Officers Motion was made by Mr. Wagner, seconded by Ms. Parker and the members present unanimously **VOTED TO ELECT** Bryan LeCLerc as Chairman.

Motion was made by Mr. Soutar, seconded by Ms. Jacobson and the members present unanimously **VOTED TO ELECT** Seth Baratz as Vice Chairman.

Motion was made by Mr. Baratz, seconded by Ms. Jacobson and the members present unanimously **VOTED TO ELECT** Richard Jacobs as Secretary.

Mr. LeClerc, Mr. Baratz and Mr. Jacobs accepted their nominations.

Future Planning Discussion followed on ideas for new goals, guidelines and proposals. The Commission agreed to schedule a planning meeting for Wednesday, January 18th, to discuss parking.

This meeting adjourned at 10:08 p.m.

Richard B. Jacobs
Secretary

Dolores Sansonetti
Clerk