

**TOWN PLAN AND ZONING COMMISSION  
TOWN OF FAIRFIELD  
MINUTES OF MEETING – JANUARY 10, 2012**

The Town Plan and Zoning Commission held a meeting at 7:30 p.m., on Tuesday, January 10, 2012 in McKinley Elementary School, 60 Thompson Street, Fairfield, CT.

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

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

Town Department Members Present: Joseph Devonshuk, Planning Director  
Dolores Sansonetti, Clerk

Mr. Valera sat in place for Mr. Kennelly.

**Meeting Minutes** Motion was made by Ms. Baratz, seconded by Mr. Jacobs and the members present unanimously **VOTED TO APPROVE** the Meeting Minutes of December 13, 2011.

Ms. Parker voted in place of Mr. Valera.

**1610 – 1654 North Benson Road** Motion was made by Mr. Baratz, seconded by Mr. Soutar and the members present unanimously approved the request of Atty. Miller for a 90-day extension for recording a final subdivision map to April 11, 2012.

**176 – 186 Linwood Avenue** Motion was made by Mr. Soutar, seconded by Mr. Baratz **TO RECOMMEND TO PUBLIC HEARING** the Special Exception application of Honda of Westport, Inc., to establish an automobile service facility in a Des. Ind. Dist.

For motion: Mr. LeClerc

Against motion: Mr. Soutar, Mr. Baratz, Mr. Jacobs, Ms. Jacobson, Mr. Wagner, Mr. Valera

Therefore, this motion failed for the following reason:

1. There was not a substantial change in the plans since the previous hearing to warrant being heard again.

**Zoning Regulation Amendment** Motion was made by Ms. Jacobson, seconded by Mr. Jacobs and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the application of Garden Homes Management Corp., to amend Sections 10.6.13, 10.7.1, 10.10.10, 10.17.3, 28.6.1 and 31.2.42 of the Zoning Regulations with respect to a proposed Small Unit Enhanced Set Aside Development.

**130 Fairchild Avenue** Motion was made by Mr. Wagner, seconded by Mr. Jacobs and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Zone Change application of Garden Homes Management Corp., to establish a Designed Residence District on land presently zoned Residence B.

**130 Fairchild Avenue** Motion was made by Mr. Wagner, seconded by Mr. Jacobs and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Permit and Coastal Site Plan application of Garden Homes Management Corp., pertaining to a 54 unit residential building.

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

**85 Mill Plain Road** Motion was made by Ms. Jacobson, seconded by Mr. Soutar and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Compliance application of 85 Pond Mill, LLC pertaining to a revised restaurant proposal of 85 Pond Mill, LLC with a request for reduced parking. Des. Ind. Dist.

**2221 Cross Highway/Wellington Drive** Motion was made by Ms. Parker, seconded by Mr. Baratz and the members present unanimously **VOTED TO APPROVE** the Resubdivision application of Louise and Darran Antell for two (2) lots in an AAA Zone subject to the following conditions:

1. A payment in lieu of open space is required pursuant to Section 2.3.8 of the Subdivision Regulations. Payment must be made or a payment agreement filed prior to the recording of the final subdivision map.
2. Underground utilities are required for both lots.
3. A common driveway to Cross Highway shall be restored to pre-construction conditions should it be damaged during construction.
4. A final map must indicate that the existing garage and shed have either been removed or re-located in compliance with setback requirements.
5. All runoff from the proposed driveway shall be contained within the property lines and directed into the on-site detention system.
6. Compliance with the following numbered items on the attached sheet: 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 14, 15, 16, 18, 19, 21, 22, 23, 25.

**2315 Black Rock Turnpike** Motion was made by Mr. Baratz, seconded by Ms. Jacobson to approve the application of Michael Cusato, AIA for façade improvements to an existing restaurant in a Des. Comm. Dist.

For motion: Mr. Soutar

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

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

1. The proposed sign does not comply with Section 29.10.1 in that the sign location is located above the ground floor level.

### **PUBLIC HEARING**

**160 Woodrow Avenue** Request of Harbor Homes, LLC for 100% release of a \$12,653 bond pertaining to subdivision improvements. B Zone

There was no representative of Harbor Homes, LLC to present this application to the Commission.

**1233 South Pine Creek Road** Special Exception application of One Six Holdings, LLC pertaining to the construction of a single family dwelling in the Flood Plain Zone.

Atty. William Fitzpatrick presented this application to the Commission.

**278 Meadow Street** Special Permit application of 278 Meadow Street, LLC for an office structure in a Des. Comm. Dist.

Atty. John Fallon presented this application to the Commission.

**1073 North Benson Road** Special Exception application of Fairfield University pertaining to an addition to an existing recreational building in an AA Zone.

Atty. John Fallon presented this application to the Commission.

This meeting adjourned at 8:55 p.m.

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Richard B. Jacobs, Secretary

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Dolores Sansonetti, Clerk

