

**TOWN PLAN AND ZONING COMMISSION  
TOWN OF FAIRFIELD  
MINUTES OF MEETING – JANUARY 24, 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, Jim Kennelly, Matt Wagner

Alternate Members Present: Sally Parker, Marc Valera

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

Mr. Valera sat in place for Mr. Soutar.

**Meeting Minutes** Motion was made by Mr. Kennelly, seconded by Ms. Jacobson and the members present unanimously **VOTED TO APPROVE** the Meeting Minutes of January 10, 2012.

**930 Kings Highway East** Motion was made by Mr. Kennelly, seconded by Mr. Jacobs and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** approved the Special Exception application of Miller Nissan for additions and renovations of an existing auto dealership. Des. Comm. Dist.

**5401 Park Avenue** Motion was made by Ms. Jacobson, seconded by Mr. Baratz and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Exception and Special Permit application of Sacred Heart University pertaining to the construction of a new academic building in an R-3 Zone.

**85 Mill Plain Road** Motion was made by Mr. Kennelly, seconded by Mr. Baratz and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Compliance application of 85 Pond Mill, LLC for expanded gym use with request for reduced parking. D.I.D.

**160 Woodrow Avenue** Motion was made by Mr. Kennelly, seconded by Ms. Jacobson and the members present unanimously **VOTED TO APPROVE** the Request of Harbor Homes, LLC for release of a \$12,653.00 bond pertaining to subdivision improvements in a B Zone.

**1233 South Pine Creek Road** Motion was made by Ms. Jacobson, seconded by Mr. Baratz and the members present **VOTED TO APPROVE** the Special Exception application of One Six Holdings, LLC pertaining to the construction of a single family dwelling in the Flood Plain Zone.

For motion: Ms. Jacobson, Mr. Baratz, Mr. LeClerc, Mr. Kennelly, Mr. Wagner, Mr. Valera

Against motion: Mr. Jacobs

**278 Meadow Street** Motion was made by Mr. Baratz, seconded by Ms. Jacobson and the members present unanimously **VOTED TO APPROVE** the Special Permit application of 278 Meadow Street, LLC for an office structure subject to the following conditions:

1. The modular office shall be built on a permanent foundation with all requisite utility hook-ups.
2. A revised letter of intent is required indicating the total number of employees and site plans adjusted for the requisite number of parking spaces.

**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 University pertaining to an addition to an existing recreational building. AA Zone

**3671 Post Road** Motion was made by Mr. Kennelly, seconded by Ms. Jacobson and the members present unanimously **VOTED TO APPROVE** the Compliance Appliance of Michael Schinella for façade improvements in a Des. Comm. Dist.

## **PUBLIC HEARING**

**120 and 144 Tuller Road** Subdivision application of Christopher Cocco, Malgorzata Piekarski and Jack and Mary Lou Kasper for eight (8) lots in an R-3 Zone.

Atty. Michael Bologna presented this application to the Commission.

This meeting adjourned at 11:05 p.m.

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Richard B. Jacobs, Secretary

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Dolores Sansonetti, Clerk

