

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – FEBRUARY 14, 2012**

The Town Plan and Zoning Commission held a meeting at 7:30 p.m., on Tuesday, February 14, 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, Doug Soutar, Matt Wagner

Alternate Members Present: Sally Parker

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

Meeting Minutes Motion was made by Mr. Wagner, seconded by Ms. Jacobson and the members present unanimously **VOTED TO APPROVE** the Meeting Minutes of January 24, 2012.

21 Black Rock Turnpike Motion was made by Mr. Kennelly, seconded by Mr. Jacobs and the members present unanimously **VOTED TO TABLE** the request of Atty. Fallon to consider modifications to Metro Center Concourse building.

85 Mill Plain Road Motion was made by Mr. Baratz, seconded by Mr. Wagner to approve the request of 85 Pond Mill, LLC to review the exterior sign lighting.

For motion: Mr. Wagner

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

Therefore, this motion failed and the exterior sign lighting will not be reviewed.

705 Villa Avenue Motion was made by Mr. Kennelly, seconded by Ms. Jacobson and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Exception and Coastal Site Plan application of Stop and Shop for reconstruction of existing gasoline station. Des. Comm. Dist.

2291 2307 Post Road Motion was made by Mr. Baratz, seconded by Mr. Jacobs and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Permit and Coastal Site Plan application of One Sasco Hill, LLC pertaining to a new commercial building. Des. Comm. Dist.

176 – 186 Linwood Ave Motion was made by Mr. Jacobs, seconded by Ms. Jacobson and the members present **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Exception application of Honda of Westport to establish an automobile service facility in an existing building. Des. Ind. Dist.

120 and 144 Tuller Road Motion was made by Ms. Parker, seconded by Mr. Baratz to approve the Subdivision application of Christopher Cocco, Malgorzata Piekarski and Jack and Mary Lou Kasper for eight (8) lots in an R-3 Zone.

For motion: No one

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

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

1. The Commission finds that Little Brook Road is a cul-de-sac. The proposed subdivision plan, in combination with existing lots, exceeds the number of lots permitted on a cul-de-sac pursuant to Section 2.1.6 of the Subdivision Regulations.
2. Lots 3, 4, and 5 fail to meet the lot area and shape requirement of the R-3 zone as each of these lots have drainage easements within the required lot square in violation of Section 31.2.21 of the Zoning Regulations.

Ms. Parker voted in place of Mr. Soutar on this application.

2315 Black Rock Turnpike Motion was made by Mr. Wagner, seconded by Mr. Soutar and the members present **VOTED TO APPROVE** the Compliance application of Atty. Fitzpatrick on behalf of Duchess at Black Rock Turnpike for façade modification.

For motion: Mr. Wagner, Mr. Soutar, Mr. LeClerc, Mr. Baratz

Against motion: Mr. Jacobs, Ms. Jacobson, Mr. Kennelly

PUBLIC HEARING

85 Mill Plain Road Application of 85 Pond Mill, LLC to establish a restaurant use with request for reduced parking. Des. Ind. Dist.

Mr. Jon Eckman presented this application to the Commission.

85 Mill Plain Road Application of 85 Pond Mill, LLC for expansion of gym use with request for reduced parking. Des. Ind. Dist.

Mr. Jon Eckman presented this application to the Commission.

930 Kings Highway East Special Exception application of Greg Miller for additions and renovations to an existing auto dealership. Des. Comm. Dist.

Mr. Greg Miller presented this application to the Commission.

This meeting adjourned at 9:08 p.m.

Richard B. Jacobs
Secretary

Dolores Sansonetti
Clerk

