

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – FEBRUARY 28, 2012**

The Town Plan and Zoning Commission held a meeting at 7:30 p.m., on Tuesday, February 28, 2012 in McKinley Elementary School, 60 Thompson Street, Fairfield, CT.

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

Alternate Members Present: Gerry Alessi, Sally Parker

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

Ms. Parker sat in place for Mr. LeClerc.

Meeting Minutes Motion was made by Mr. Wagner, seconded by Ms. Parker and the members present **VOTED TO APPROVE** the Meeting Minutes of January 18, 2012.

Present Voting Members: Wagner, Parker, Jacobs, Jacobson, Alessi

Meeting Minutes Motion was made by Mr. Wagner, seconded by Ms. Parker and the members present unanimously **VOTED TO APPROVE** the Meeting Minutes of February 14, 2012.

Meeting Minutes Motion was made by Mr. Wagner, seconded by Ms. Parker and the members present **VOTED TO APPROVE** the Meeting Minutes of February 21, 2012.

Present Voting Members: Wagner, Parker, Baratz, Jacobs, Jacobson, Kennelly, Soutar, Alessi

291 Mill Hill Road Motion was made by Mr. Jacobs, seconded by Ms. Jacobson and the members present unanimously **VOTED TO APPROVE** the request of Atty. John Fallon for a 90-day extension for recording the final subdivision map to June 15, 2012. (final extension)

85 Mill Plain Road Motion was made by Mr. Kennelly, seconded by Mr. Soutar and the members present unanimously **VOTED TO APPROVE** to approve the Compliance application of 85 Pond Mill, LLC to establish a restaurant use with a request for reduced parking.

1. The Commission approves the requested parking reduction, requiring one parking space for every 60 square feet of patron space. Accordingly, forty-two spaces are required for the proposed 2,505 square feet of patron space.

85 Mill Plain Road Motion was made by Mr. Kennelly, seconded by Ms. Parker and the members present unanimously **VOTED TO APPROVE** the Compliance application of 85 Pond Mill , LLC for expansion of gym use with reduced parking.

1. The Commission approves the requested parking reduction to allow three spaces per 1,000 square feet.

930 Kings Highway East Motion was made by Mr. Kennelly, seconded by Ms. Parker and the members present unanimously **VOTED TO APPROVE IN PART** the Special Exception Permit of Greg Miller for additions and renovations to an existing auto dealership subject to the following condition:

1. The request to re-locate the pole sign is denied. The Commission finds that a reduction in the required setback is not warranted.

PUBLIC HEARING

Zoning Regulation Amendment Application of Garden Homes Management Corp., to amend Sections 10.6.13, 10.7.1, 10.10, 10.17.3, 28.6.1 and 31.2.42 of the Zoning Regulations.

Atty. John Fallon presented this application to the Commission.

130 Fairchild Avenue Zone Change application of Garden Homes Management Corp., to establish a Designed Residence District on land presently Zoned Residence B.

Atty. John Fallon presented this application to the Commission.

130 Fairchild Avenue Special Permit and Coastal Site Plan application of Garden Homes Management Corp., pertaining to a 54-unit residential building.

Atty. John Fallon presented this application to the Commission.

This meeting adjourned at 10:58 p.m.

Richard B. Jacobs
Secretary

Dolores Sansonetti

Clerk