

**TOWN PLAN AND ZONING COMMISSION  
TOWN OF FAIRFIELD  
MINUTES OF MEETING – MARCH 13, 2012**

The Town Plan and Zoning Commission held a meeting at 7:30 p.m., on Tuesday, March 13, 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

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

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

**Meeting Minutes** Motion was made by Mr. Kennelly, seconded by Ms. Jacobson and the members present unanimously **VOTED TO APPROVE** the Meeting Minutes of February 28, 2012.

Mr. Alessi voted in place of Mr. LeClerc and Ms. Parker voted in place of Mr. Wagner.

**Outdoor Dining Inventory** Motion was made by Mr. Kennelly, seconded by Ms. Jacobson and the members present unanimously **VOTED TO APPROVE** the seasonal renewal of outdoor dining subject to the following conditions:

1. New this year, the season will begin on April 1<sup>st</sup> and run through the end of October.
2. No extra signs are permitted in conjunction with the outdoor dining. Any previously utilized enclosures with signage must hereinafter be configured so that such signage is not visible from outside of the outdoor dining enclosure.
3. There shall be no outdoor music or sound system.
4. Tables and chairs must be removed in the off season.

**Zoning Regulation Amendment** Motion was made by Mr. Baratz, seconded by Mr. Kennelly and the members present unanimously **VOTED TO TABLE** the 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.

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

**250 Black Rock Turnpike** Motion was made by Mr. Kennelly, seconded by Mr. Jacobs and the members present unanimously **VOTED TO APPROVE** Compliance application of Molly Henry to establish an indoor recreational use (fitness facility) in a portion of an existing building in the Des. Ind. Dist.

### **PUBLIC HEARING**

**5401 Park Avenue** Special Exception and Special Permit application of Sacred Heart University pertaining to the construction of a new academic building in the R-3 Zone.

Atty. William Fitzpatrick presented this application to the Commission.

This meeting adjourned at 9:50 p.m.

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Richard B. Jacobs  
Secretary

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Dolores Sansonetti  
Clerk

