

**TOWN PLAN AND ZONING COMMISSION  
TOWN OF FAIRFIELD  
MINUTES OF MEETING – MARCH 27, 2012**

The Town Plan and Zoning Commission held a meeting at 7:30 p.m., on Tuesday, March 27, 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 Member Present: Sally Parker

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

Ms. Parker sat in place of Mr. Kennelly.

**Meeting Minutes** Motion was made by Ms. Parker, seconded by Ms. Jacobson and the members present unanimously **VOTED TO APPROVE** the Meeting Minutes of March 13, 2012, with one language change on the second condition of the outdoor dining inventory.

**733 Post Road** Motion was made by Mr. Jacobs, seconded by Mr. Wagner and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Permit application of Richard Girouard for an addition to an existing building for restaurant use. Des. Comm. Dist.

Mr. LeClerc listened to the tapes and voted on the following application.

**Zoning Regulation Amendment, Zone Change, Special Permit and Coastal Site Plan**

Motion was made by Mr. Baratz, seconded by Ms. Parker and the members present unanimously **VOTED TO DENY** 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, and the Zone Change application to establish a Designed Residence District on land presently zoned Residence B, with a Special Permit and Coastal Site Plan application, pertaining to a 54-unit residential building for the following reasons:

1. Time, experience and responsible planning for contemporary or future conditions do not reasonably indicate the need for the proposed zone change and regulation amendments.
2. It has not been demonstrated that the proposed zone change and regulation amendments are warranted and would serve the general health, welfare and safety of the community.

3. The traffic report indicates significant delays for certain vehicle movements and corresponding substantial increases in queuing length.
4. The increase in delay and queue length is a matter of public safety. Significant delays promote unsafe behaviors including increased risk taking that would not occur in the absence of such delays.
5. Public hearing evidence indicates that portions of the site and the adjacent neighborhood and street flood several times per year. There will be no access to or from this site during periods of flooding which is a public health and safety concern.
6. No maintenance plan has been submitted with respect to the proposed permeable pavement. There is potential for fuel/oil run-off to the adjacent estuary with corresponding negative impact to local fisheries.

**5401 Park Avenue** Motion was made by Mr. Jacobs, seconded by Ms. Jacobson and the members present unanimously **VOTED TO APPROVE** 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 subject to the following conditions:

1. The plan should show that the new sanitary sewer line not be connected to the Town of Fairfield sanitary sewer in Jefferson Street but to the sanitary sewer in Park Ave.
2. A revised site plan shall be submitted indicating appropriate pedestrian safety measures and improvements.
3. Provision shall be made for bicycle racks.
4. A bond shall be posted to secure site improvements.

Mr. Wagner abstained from voting on this application.

**721 Kings Highway** Motion was made by Mr. Baratz, seconded by Mr. Wagner and the members present unanimously **VOTED TO APPROVE** the Compliance Application of Kalim Jan to convert service bays to convenience store use at an existing gasoline filling station subject to the following condition:

1. A bond shall be posted to secure site improvements.

**1155 Sasco Hill Road** Motion was made by Mr. Wagner, seconded by Ms. Jacobson and the members present unanimously **VOTED TO APPROVE** the Coastal Site Plan application of Ocean and Coastal Consultants Inc., on behalf of Bradley Jack to replace an existing seawall with a stone revetment in the AAA Zone.

## PUBLIC HEARING

**176 – 178 Linwood Avenue** Special Exception application of Honda of Westport to establish an automobile service facility within an existing building. Des. Ind. Dist.

Atty. John Fallon presented this application to the Commission.

**705 Villa Avenue** Special Exception and Coastal Site Plan Review application of the Stop and Shop Supermarket Co., for renovations of an existing gasoline filling station. Des. Comm. Dist.

Atty. John Fallon presented this application to the Commission.

**21 Black Rock Turnpike** Discussion of proposed revision proposed by Black Rock Realty to the Metro Center Project. Des. Ind. Dist.

Atty. John Fallon presented this application to the Commission.

This meeting adjourned at 11:00 p.m.

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Richard B. Jacobs  
Secretary

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Dolores Sansonetti  
Clerk

