

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – APRIL 10, 2012**

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

Mr. Alessi sat in place for Mr. Kennelly on the following applications:

Meeting Minutes Motion was made by Mr. Wagner, seconded by Mr. Jacobs and the members present unanimously **VOTED TO APPROVE** the Meeting Minutes of March 27, 2012.

Supplemental Agenda Motion was made by Mr. Baratz, seconded by Mr. Jacobs and the members present unanimously **VOTED TO HEAR** the Supplemental Agenda.

Interpretation of Section 2.31 of the Zoning Regulations Motion was made by Mr. Baratz, seconded by Mr. Jacobs and the members present unanimously **VOTED TO APPROVE** the request of staff that it has been and continues to be the Commission's understanding and interpretation that the Planning Director and Assistant Planning Director, who supervise the Zoning Enforcement Officer, also have the power to enforce the regulations pursuant to Section 2.3.1.

1610 – 1654 North Benson Road Motion was made by Mr. Wagner, seconded by Ms. Jacobson and the members present unanimously **VOTED TO APPROVE** the request of Atty. James Miller for a 90-day extension for filing of the final map to July 10, 2012. This is the final extension available to this subdivision.

206 – 214 Homeland Street Motion was made by Mr. Wagner, seconded by Ms. Jacobson and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Zoning Regulation Amendment application of James and Brian Sakonchick to establish a new Homeland Opportunity District Regulations.

206 – 214 Homeland Street Motion was made by Mr. Wagner, seconded by Mr. Alessi and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Zone Change application of James and Brian Sakonchick to establish a Homelands Opportunity District on land presently zoned Residence A.

106 Commerce Drive Motion was made by Mr. Baratz, seconded by Mr. Soutar and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Exception application of Redline Tech Co., to establish and automobile service facility within a portion of an existing building in the Des. Ind. Dist.

1550 North Benson Road Motion was made by Mr. Wagner, seconded by Ms. Jacobson and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Resubdivision application of Sara Cammarota for two (2) lots in an A Zone.

Ms. Parker sat in place for Mr. Kennelly on the following applications:

176 – 178 Linwood Avenue Motion was made by Mr. Wagner, seconded by Ms. Parker and the members present **VOTED TO APPROVE** the Special Exception application of Honda of Westport to establish an automobile service facility within an existing building subject to the following conditions:

1. The applicant shall implement the intersection improvements as noted in the traffic report under the direction of the Town Engineer.
2. No signage is approved and shall be the subject of a separate application.
3. No lighting is approved on the rear of the building as the lighting plan does not match the elevation drawings. Further detail is required for any lighting in the rear of the building.

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

705 Villa Avenue Motion was made by Mr. Jacobs, seconded by Ms. Parker and the members present **VOTED TO APPROVE** the Special Exception and Coastal Site Plan application of the Stop and Shop Supermarket Co., for renovations of an existing gasoline filling station subject to the following condition:

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

Mr. LeClerc recused himself from voting on this application.

21 Black Rock Turnpike Motion was made by Mr. Wagner, seconded by Ms. Parker and the members present **VOTED TO APPROVE** the Request of Black Rock Realty for determination on the proposed revisions to the Metro Center Project as outlined in their letter of February 6, 2012 and as shown on plans entitled: “Fairfield Metro Center, Town Planning and Zoning Review”, dated August 8, 2011, are generally consistent with the Special Permit approval of March 18, 2005, and that no additional Special Permit application is required.

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

Mr. Kennelly arrived at this time and voted on the following applications.

2320 Black Rock Turnpike Motion was made by Mr. Kennelly, seconded by Mr. Baratz to approve the Compliance application of Deborah Taylor for sign revisions for Panera Bread in the Des. Comm. Dist.

For motion: No one
Against motion: Mr. Kennelly, Mr. Baratz, Mr. LeClerc, Mr. Jacobs, Ms. Jacobson, Mr. Soutar, Mr. Wagner

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

1. The sign area does not comply with Section 29.10.1 in conjunction with Section 29.6.

1899 Bronson Road Motion was made by Mr. Wagner, seconded by Ms. Jacobson to approve the Compliance application of Atty. John Fallon to establish a retail art gallery in an existing building in the Neigh. Des. Dist.

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

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

1. The Commission finds that an Art Gallery is not a permitted use in the Neighborhood Designed Business District pursuant to Section 12.5.1.

PUBLIC HEARING

1400 Mill Hill Road Request of David Huntington for 100% release of a \$40,710.00 bond pertaining to subdivision improvements in a AA Zone.

Mr. David Huntington presented this application to the Commission.

2291 and 2307 Post Road Special Permit and Coastal Site Plan Review application of One Sasco Hill, LLC pertaining to a new two-story commercial building in the Des. Comm. Dist.

Atty. William Fitzpatrick presented this application to the Commission.

733 Post Road Special Permit application of Richard Girouard pertaining to an addition to an existing building to establish a restaurant in the Des. Comm. Dist.

Mr. Richard Girouard presented this application to the Commission.

This meeting adjourned at 10:52 p.m.

Richard B. Jacobs
Secretary

Dolores Sansonetti
Clerk

