

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – APRIL 24, 2012**

The Town Plan and Zoning Commission held a meeting at 7:30 p.m., on Tuesday, April 24, 2012, in Sullivan Independence Hall, 725 Old Post Road, Fairfield, CT.

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

Alternate Members Present: Gerry Alessi, Sally Parker

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

Mr. Alessi sat in place for Mr. Soutar.

Meeting Minutes Motion was made by Mr. Wagner, seconded by Mr. Baratz and the members present unanimously **VOTED TO APPROVE** the Meeting Minutes of April 10, 2012.

1460 – 1462 Post Road Motion was made by Mr. Wagner, seconded by Ms. Jacobs and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Permit application of 1460 Post Road, LLC for a second floor addition. Cent. Des. Dist.

50 Chatham Road Motion was made by Mr. Wagner, seconded by Mr. Alessi and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Resubdivision application of 50 Development, LLC and Patricia Sheehy for three lots in an R-2 Zone.

1400 Mill Hill Road Motion was made by Ms. Jacobson, seconded by Mr. Jacobs and the members present unanimously **VOTED TO APPROVE** the request of David Huntington for 100% release of a \$40,710.00 bond pertaining to subdivision improvements in a AAA Zone.

Mr. Wagner recused himself from voting and Ms. Parker voted in his place.

2291 and 2307 Post Road Motion was made by Mr. Baratz, seconded by Ms. Jacobson and the members present unanimously **VOTED TO APPROVE** the Special Permit and Coastal Site Plan Review application of One Sasco Hill, LLC pertaining to a new two story commercial building subject to the following conditions:

1. A revised pedestrian circulation and design plan shall be submitted for Commission review and approval.
2. The applicant shall explore the possibility of widening the rear driveway to the extent possible.
3. A bond shall be posted to secure site improvements.

733 Post Road Motion was made by Mr. Alessi, seconded by Ms. Jacobson and the members present unanimously **VOTED TO APPROVE** the Special Permit application Richard Girouard subject to the following conditions:

1. There shall be no indoor illuminated signs intended to be visible from the exterior of the building.
2. A bond shall be posted to secure site improvements.

PLANNING DISCUSSTION

The Commission had a general planning discussion. Size of buildings in the Neighborhood Design District as well as a limitation on the maximum size of an office tenant's was considered. Also discussed was a potential regulation of window signs as well as other general planning issues.

This meeting adjourned at 11:00 p.m.

Richard B. Jacobs
Secretary

James R. Wendt, AICP
Acting Clerk

