

**TOWN PLAN AND ZONING COMMISSION  
TOWN OF FAIRFIELD  
MINUTES OF MEETING – SEPTEMBER 11, 2012**

The Town Plan and Zoning Commission held a meeting at 7:30 p.m., on Tuesday, September 11, 2012 in McKinley Elementary School, 60 Thompson Street, Fairfield, CT.

Members Present: Bryan LeClerc, Chairman; Seth Baratz, Vice Chairman; Rich Jacobs, Secretary; 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 Ms. Jacobson.

**Meeting Minutes** Motion was made by Mr. Baratz, seconded by Mr. Soutar and the members present **VOTED TO APPROVE** the Meeting Minutes of August 28, 2012.

Mr. Wagner abstained from voting on the meeting minutes.

Ms. Neiley arrived at this time and sat in place for Ms. Jacobson.

**3171 Bronson Road** Motion was made by Mr. Soutar, seconded by Mr. Jacobs and the members present unanimously **VOTED TO MAKE A POSITIVE RECOMMENDATION** for the proposed sale of a portion of Town Land at 3221 Bronson Road to the owners of 3171 Bronson Road to eliminate an existing driveway encroachment.

**2226 Black Rock Turnpike** Motion was made by Mr. Wagner, seconded by Mr. Kennelly and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Permit application of Clearview Holdings, LLC and Kleban Clearview, LLC pertaining to additions and alterations to an existing commercial building in a Des. Comm. Dist.

**41 Fairfield Beach Road** Motion was made by Mr. Kennelly, seconded by Ms. Neiley and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Exception and Coastal Site Plan application of Fairfield Beach Club, Inc., to replace the existing paddle tennis warming hut in an A Zone.

**65 Commerce Drive** Motion was made by Mr. Baratz, seconded by Ms. Neiley to approve the Zoning Compliance and Coastal Site Plan application of UAG Fairfield CM, LLC to expand off street parking in the Design Industrial District subject to the following conditions:

1. The parking lot lighting must be fully cut-off fixtures without protruding lenses (dark sky compliant) at a maximum height of 25 feet.
2. A bond shall be posted to secure site improvements.

**1838 Black Rock Turnpike** Motion was made by Mr. Jacobs, seconded by Mr. Kennelly and the members present unanimously **VOTED TO APPROVE** the Compliance application of Gary Azarian to establish an indoor recreational facility (personal training) in a portion of an existing building. Des. Comm. Dist.

### **PUBLIC HEARING**

**Zoning Regulation Amendment** Application of James and Brian Sakonchick proposing a new Section 7.0 “Set-Aside Development”.

Mr. James Sakonchick presented this application to the Commission.

This application was continued from August 28, 2012.

**206 Homeland Street** Application of James and Brian Sakonchick for a site plan approval for a three unit residential development pursuant to CT General Statutes 8-30g.

Mr. James Sakonchick presented this application to the Commission.

This application was continued from August 28, 2012.

This meeting adjourned at 10:25 p.m.

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Richard B. Jacobs  
Secretary

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Dolores Sansonetti  
Clerk

