

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

The Town Plan and Zoning Commission held a meeting at 7:30 p.m., on Tuesday, November 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, Doug Soutar, Matt Wagner

Alternate Members Present: Gerri 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 Mr. Kennelly.

**Meeting Minutes** Motion was made by Mr. Wagner, seconded by Ms. Parker and the members present unanimously **VOTED TO APPROVE** the Meeting Minutes of October 23, 2012.

**220 – 278 Pansy Road** Motion was made by Mr. Baratz, seconded by Ms. Jacobson and the members present unanimously **VOTED TO APPROVE** the request of Ray Panigutti for 100% release of a \$7,815.00 bond pertaining to subdivision improvements in an A Zone.

**1073 North Benson Road** Motion was made by Mr. Baratz, seconded by Mr. Jacobs and the members present unanimously **VOTED TO APPROVE** the Special Exception application of Fairfield University for athletic field and facility improvements in an AA Zone subject to the following conditions:

1. A representative of Musco, the light supplier to Fairfield University, will visit the property after the installation of the proposed lighting to insure that the lights are properly focused down on to the field thus minimizing spillage into College Park. The University will undertake any post installation modifications required as a result of this inspection with the opportunity for input from the College Park Association.
2. With the exception of athletic events between schools, Fairfield University agrees that with regard to all other University related activities and events, the new lights will be automatically turned down to 50% level at 10:00 p.m., seven (7) days a week throughout the entire year and turned off completely no later than 12:00 a.m. midnight. Athletic events between schools are defined for purposes of this understanding as intercollegiate and club-level athletic events (Fairfield University); and interscholastic and club level athletic events (Fairfield Prep); and intercollegiate and interscholastic athletic events that may not involve either Fairfield University or

Fairfield Prep (examples being pre-season games and various post-season games such as league/conference play-offs or championship games for which neither school is eligible. Only athletic events between schools, as previously defined, may be reason for lighting Alumni Field beyond 12:00 a.m., midnight, and only then for the completion of a game and the safe egress of spectators. With regard to any events and activities other than those referenced above, lights will be turned off completely no later than 10:00 p.m.

3. It has been further agreed that when the field is not in use the lights shall not be turned on at all and shall be turned off as promptly as possible (consistent with safety needs) after the completion of an activity.
4. During summer months (July and August), when camps may be in progress, the lighting will not exceed 50% at any time and will be turned off completely at 12:00 a.m.
5. In the morning, the lights will not be turned on for any reason prior to 6:00 a.m., throughout the year.
6. The University shall provide a screening in the form of plantings (such as arborvitae) between the baseball field and the intersection of University roads in the vicinity of the baseball field which will further reduce spillage, especially for those homes on upper College Park Drive. At the time of planting, these plants will be a minimum of six (6) feet above the surrounding grade level, and they will be maintained in good condition over time.
7. The University will maintain the screening provided by the row of pine trees paralleling Carroll Road and down to the new berm at the Grant property and will replace trees as needed to maintain an effective screen.
8. In conjunction with the contemplated renovation of Alumni Field the University agrees that the new and updated amplification system will be engineered and installed so as to reduce the impact of sound from speakers travelling throughout College Park, including installation of systems to insure that the level of public announcements, music, etc., or any other use of the sound system will not exceed 50dB at the University property line.
9. The University agrees that the Alumni Field renovation of which the lighting is a part is to be completed as one project and not in stages and that the new lights as proposed will not be used until the Alumni Field renovation, including the new stadium, is completed in its entirety.
10. All accompanying site plan drawings submitted with this application shall apply.
11. Finalization of permits.

**5151 Park Avenue** Motion was made by Mr. Wagner, seconded by Ms. Jacobson and the members present unanimously **VOTED TO APPROVE** the Special Exception application of Sacred Heart University for additions and renovations in the R-3 Zone.

**960 Mill Hill Terrace** Motion was made by Mr. Parker, seconded by Mr. Soutar and the members present unanimously **VOTED TO APPROVE** the Subdivision application of Round Hill Road Associates, LLC for three (3) lots in an R-3 Zone subject to the following conditions:

1. The driveway location on lot #3 shall be revised to be located on the westerly side of the lot.
2. The five foot clear zone required to maintain adequate sight line for lot #1 shall be indicated on the final sight plan. This area must be preserved by way of an easement.
3. The applicant should submit a tree and shrub removal plan to the Town Tree Warden as well as a street tree planting plan.
4. Compliance with the following numbered items on the attached "Subdivision Conditions of Final Approval List": 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 18, 19, 21, 22, 23, 24, 25.

**5401 Park Avenue** Motion was made by Mr. Baratz, seconded by Mr. Wagner and the members present **VOTED TO APPROVE** the request of Sacred Heart University to review revisions to a building plan approved March 27, 2012.

The Commission finds that the proposed plans entitled: "Sacred Heart University College of Business and Communications" dated September 10, 2012, and prepared by Sasaki Associates is consistent with the plans approved by Special Exception on March 27, 2012, and that a new application for Special Exception is not required to implement the revised plan.

**1964 Post Road** Motion was made by Mr. Jacobs, seconded by Ms. Jacobson and the members present unanimously **VOTED TO APPROVE** the Compliance application of Kyong Eunkim and Jahnnny Kim for exterior alterations for a new roof line subject to the following condition:

1. As proposed, there shall be no additional occupied space as a result of the renovation.

**187 Kings Highway Cut-off** Motion was made by Mr. Soutar, seconded by Mr. Baratz and the members present unanimously **VOTED TO APPROVE** the Compliance application of New Country Motor Cars for exterior alterations and new sign plan subject to the following condition:

1. Lighting is limited to signage only.

## PUBLIC HEARING

Mr. Kennelly arrived at this time and heard the following application:

**2226 Black Rock Turnpike** Special Permit application of Clearview Holding, LLC and Kleban Clearview, LLC pertaining to additions and alterations to an existing building in the Des. Comm. Dist.

Atty. William Fitzpatrick presented this application to the Commission.

**428 – 448 Old Stratfield Road** Special Permit application of M.G. Flynn Contracting, Inc., pertaining to the construction of a new mixed use commercial/residential building. Neigh. Des. Dist.

The applicant withdrew their application.

This meeting adjourned at 10:35 p.m.

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Richard B. Jacobs  
Secretary

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Dolores Sansonetti  
Clerk

