

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

The Town Plan and Zoning Commission held a meeting at 7:30 p.m., on Tuesday, December 11, 2012 in Riverfield Elementary School, 1625 Mill Plain Road, Fairfield, CT

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

Alternate Members Present: Joan Neiley

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

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

Organizational Meeting

Election of Officers Motion was made by Ms. Jacobson, seconded by Mr. Soutar and the members present unanimously **VOTED TO ELECT** Bryan LeClerc as Chairman.

Motion was made by Mr. Soutar, seconded by Ms. Jacobson and the members present unanimously **VOTED TO ELECT** Seth Baratz as Vice Chairman.

Motion was made by Mr. Baratz, seconded by Ms. Jacobson and the members present unanimously **VOTED TO ELECT** Richard Jacobs as Secretary.

Mr. LeClerc, Mr. Baratz and Mr. Jacobs accepted their nominations.

Schedule of Meetings Motion was made by Mr. Wagner, seconded by Mr. Jacobs and the members present unanimously **VOTED TO APPROVE** the schedule of meetings for 2013. It was the consensus of the Commission to change our place of meetings during the winter months to Riverfield School and keep the summer months at McKinley School.

Greater Bridgeport Regional Council It was the consensus of the Commission to have Mr. Wagner continue to represent the Commission on the GBRC. Mr. Wagner accepted the nomination.

2221 Cross Highway Motion was made by Mr. Kennelly, seconded by Ms. Jacobson and the members present unanimously **VOTED TO APPROVE** the request of Louise and Darron Antill for 50% release of a \$25,820.00 bond pertaining to Subdivision improvements in an AAA Zone.

1550 North Benson Road Motion was made by Mr. Kennelly, seconded by Mr. Baratz and the members present unanimously **VOTED TO APPROVE** the request of Sara Cammarota for 50% release of a \$40,600.00 bond pertaining to Subdivision improvements in an A Zone.

452 Brookside Drive Motion was made by Mr. Jacobs, seconded by Ms. Jacobson and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Subdivision application of the Benevolent Protective Order of Elks for three (3) lots in an A Zone.

893 Sasco Hill Road Motion was made by Mr. Wagner, seconded by Mr. Kennelly and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Resubdivision application of Bernard and Cynthia McDonald for two (2) lots in a AAA Zone.

411 Bronson Road Motion was made by Mr. Wagner, seconded by Mr. Kennelly and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Resubdivision application of Sharon Turner for two (2) lots in an A Zone.

289 Hunyadi Avenue Motion was made by Mr. Baratz, seconded by Mr. Wagner and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Subdivision application of 289 Hunyadi LLC for two (2) lots in a B Zone.

129 Hillside Road Motion was made by Mr. Jacobs, seconded by Ms. Jacobson to approve with the conditions that the trash and generator enclosure must be 50 feet from a residential property line.

For motion: Mr. Jacobs, Ms. Jacobson

Against motion: Mr. Baratz, Mr. Kennelly, Mr. Soutar, Mr. Wagner

Therefore, this motion failed.

Motion was then made by Mr. Wagner, seconded by Mr. Soutar and the members present **VOTED TO APPROVE** the Compliance application of James Thompson, Architect on behalf of 129 Hillside Road, LLC to establish residential use on the second floor of an existing building and related site improvements subject to the following conditions:

1. Screening around the dumpster and the future generator shall be installed and maintained as shown on the plan comprised of stockade fencing on four sides and 8' evergreens on three sides.

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

682 Commerce Drive Motion was made by Mr. Kennelly, seconded by Ms. Jacobson and the members present unanimously **VOTED TO APPROVE** the Special Exception application of Steven Geller for additions and alterations to establish a child day care center subject to the following conditions:

1. A revised plan confirming exterior building materials shall be submitted for review by the Commission.
2. A bond shall be posted to secure site improvements.

1499 Post Road Motion was made by Mr. Baratz, seconded by Mr. Kennelly and the members present unanimously **VOTED TO APPROVE** the Compliance application of Kleban Holding Co, to amend an approved sign plan.

PUBLIC HEARING

544 Unquowa Road Request of Terry Donahue for 100% release of a \$25,556 bond pertaining to subdivision improvements in an A Zone.

Mr. Terrence Donahue presented this application to the Commission.

Zoning Regulation Amendment Application of the Town Plan and Zoning Commission to amend Sections 12.5, 28.0 and 29.0 of the Zoning Regulations.

Mr. James Wendt, Assistant Director presented this application to the Commission.

455 Pine Creek Avenue Special Permit application of Robert and Nancy Strong for excavation and fill.

Atty. John Fallon presented this application to the Commission.

145 Brookside Drive Subdivision application of Brookside Acres, LLC for three (3) lots in an A Zone.

The applicant withdrew their application.

This meeting adjourned at 10:25 p.m.

Richard B. Jacobs
Secretary

Dolores Sansonetti
Clerk

