

**TOWN PLAN AND ZONING COMMISSION  
TOWN OF FAIRFIELD  
MINUTES OF MEETING – JANUARY 22, 2013**

The Town Plan and Zoning Commission held a meeting at 7:30 p.m., on Tuesday, January 22, 2013 in McKinley Elementary School, 60 Thompson Street, Fairfield, CT

Members Present: Bryan LeClerc, Chairman; Rich Jacobs, Secretary; Pat Jacobson, Doug Soutar, Matt Wagner

Alternate Members Present: Gerri Alessi, Joan Neiley, 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. Baratz and Mr. Alessi sat in place for Mr. Kennelly.

**Meeting Minutes** Motion was made by Mr. Jacobs, seconded by Ms. Jacobson and the members present unanimously **VOTED TO APPROVE** the Meeting Minutes of January 8, 2013.

**50 Chatham Road** Motion was made by Mr. Wagner, seconded by Mr. Soutar and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the re-subdivision application of 50 Development, LLC and Patricia Sheehy for three (3) lots in an R-2 Zone.

Mr. Baratz arrived at this time but did not vote on the following application.

**411 Bronson Road** Motion was made by Ms. Jacobson, seconded by Ms. Parker and the members present **VOTED TO APPROVE** the re-subdivision application of Sharon Turner for two (2) lots in an A Zone subject to the following conditions:

1. Concrete curbs and sidewalks are required along Bronson Road and Broad River Lane as well as concrete driveway aprons.
2. A tree removal/planting plan must be submitted to the Town Tree Warden.
3. The following numbered items from the attached Subdivision Conditions of Final Approval: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 19, 21, 22, 23, 24, 25.

Mr. Soutar abstained from voting.

For Motion: Ms. Jacobson, Ms. Parker, Mr. LeClerc, Mr. Jacobs, Mr. Wagner, Mr. Alessi

**2047 Post Road** Motion was made by Mr. Baratz, seconded by Ms. Parker and the members present unanimously **VOTED TO DENY** the Compliance application of Matt Walsh for an overall sign plan for the following reason:

1. The proposed box sign does not comply with Section 29.13 with respect to illumination of the sign background.

**427 Stillson Road** Motion was made by Ms. Jacobson, seconded by Mr. Jacobs and the members present unanimously **VOTED TO APPROVE** the Compliance application of Jae Braun for an overall sign plan in the Des. Comm. Dist.

**720 Post Road** Motion was made by Mr. Jacobs, seconded by Mr. Alessi and the members present unanimously **VOTED TO DENY** the Compliance application of Michael LeFande for an overall sign plan for the following reason:

1. The proposed signs exceed the size allowed in Section 29.10.1

### **PUBLIC HEARING**

**893 Sasco Hill Road** Resubdivision application of Bernard and Cynthia McDonald for two (2) lots in a AAA Zone (continued from 1/8/13).

Atty. William Fitzpatrick presented this application to the Commission.

Mr. Soutar recused himself from hearing this application.

This hearing remains open and will continue to be heard at a later date.

**452 Brookside Drive** Subdivision application of The Benevolent Protective Order of Elks #2220 Inc., for three (3) lots in an A Zone.

Atty. Peter Gelderman presented this application to the Commission.

Mr. Soutar returned to the hearing.

This hearing remains open and will continue to be heard at a later date.

**289 Hunyadi Avenue** Subdivision application of 289 Hunyadi, LLC for two (2) lots in a B Zone.

Atty. David Quatrella presented this application to the Commission.

This meeting adjourned at 10:11 p.m.

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Richard B. Jacobs,  
Secretary

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Dolores Sansonetti  
Clerk

