

**TOWN PLAN AND ZONING COMMISSION  
TOWN OF FAIRFIELD  
MINUTES OF MEETING – MARCH 19, 2013**

The Town Plan and Zoning Commission held a meeting at 7:30 p.m., on Tuesday, March 19, 2013 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, Doug Soutar

Alternate Members Present: Gerri Alessi, Joan Neiley, Sally Parker

Town Department Member Present: James Wendt, Assistant Planning Director

The Commission had a general planning meeting and discussed the following topics:

**Gateway West** There was a general consensus that an overlay district be created westerly of the Center Designed Business District keeping the underlying zoning uses in place. Review of the elements of the architectural and design guidelines of Section 12.10 was discussed. Follow up issues for next discussion are:

1. What should be the westerly boundary of overlay?
2. Which of the standards should apply?

**Forestry Committee** Misty Beyer of the Forestry Committee made a presentation to the Commission with proposals for regulation amendments.

**Electric Fences** The Commission briefly discussed electric fences and it was their consensus not to pursue a regulation on this issue.

**Subdivision** The Commission reviewed historical subdivision data and discussed elements of the regulations that should be examined for further discussion.

- Lot Frontage: It was recommended to review the potential to increase minimum lot frontage from the existing 20 feet to that equal of the required lot square width of the zone.

- Rear Lots: Discussion was heard regarding the possibility of eliminating rear lots.

**Procedures** The Commission discussed requiring that applications include a written authorization from the property owner that would allow Commissioners to enter on to the subject property.

This meeting adjourned at 10:40 p.m.

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Richard B. Jacobs,  
Secretary

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James R. Wendt, AICP  
Acting Clerk

