

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – APRIL 9, 2013**

The Town Plan and Zoning Commission held a meeting at 7:30 p.m., on Tuesday, April 9, 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, Matt Wagner

Alternate Members Present: Gerry Alessi, Sally Parker

Town Department Member Present: Joseph Devonshuk, Planning Director
James Wendt, Assistant Planning Director

Meeting Minutes Motion was made by Mr. Jacobs, seconded by Ms. Jacobson and the members present **VOTED TO APPROVE** the Meeting Minutes of March 19, 2013.

Mr. Wagner abstained from voting.

Motion was made by Mr. Baratz, seconded by Mr. Jacobs and the members present unanimously **VOTED TO APPROVE** the Meeting Minutes of March 26, 2013.

Motion was made by Ms. Jacobson, seconded by Mr. Soutar and the members present unanimously **VOTED TO APPROVE** the Meeting Minutes of April 2, 2013.

Ms. Parker voted in place of Mr. Jacobs.

160 Hill Farm Road Motion was made by Mr. Baratz, seconded by Mr. Jacobs and the members present unanimously **VOTED TO APPROVE** the additional classroom and to hold off on a five year extension until 2014.

Outdoor Dining Motion was made by Ms. Jacobson, seconded by Mr. Wagner and the members present unanimously **VOTED TO APPROVE** the annual renewal of the outdoor dining inventory for the 2013 season subject to the following conditions:

1. No additional signage is permitted. Any additional signage must be removed by May 1, 2013. Any outward facing signage on dining enclosures must either be removed or face inward. Failure to comply will result in revocation of the approved for outdoor dining.
2. Season runs April 1st through the end of October.
3. There shall be no outdoor music or sound system.
4. Tables and chairs must be removed in the off-season.

893 Sasco Hill Road Motion was made by Ms. Parker, seconded by Mr. Alessi and the members present **VOTED TO DENY** the Resubdivision application of Bernard and Cynthia McDonald for two (2) lots in a AAA Zone for the following reasons:

1. The proposed plan does not comply with Section 2.7 of the Zoning Regulations in that more than one dwelling will be served by a single access to a rear lot and such access does not provide a safe and practical means of access to the lot.
2. The plan does not comply with Section 2.1.1.6 of the Subdivision Regulations in that the access way will be serving more than a single interior lot.

Mr. Soutar recused himself and Mr. Alessi sat in his place. Ms. Parker sat in place for Mr. Kennelly.

Planning Discussion

Gateway West The Commission discussed design elements. Mark Barnhart, Director of Economic Development indicated that the Economic Development Commission would support pedestrian and streetscape improvements further west of the Center Designed District. Mr. Soutar suggested that the character of the area between Mill Plain Road and Sasco Hill differs from other areas further west and perhaps the design elements should be modified accordingly.

Affordable Housing The Commission along with Mr. Barnhart had a general discussion regarding affordable housing.

Bicycle/Pedestrian Improvements Andrew Graceffa, Chairman of the Fairfield Bike and Pedestrian Committee presented some recommended regulation amendments.

Flood Zone Regulations Mr. Wendt presented required amendments to the regulations as a result of new flood insurance maps becoming effective. Also presented were proposals to amend Sections 2.8.3, 11.7 and 31.2.35 in response to post Storm Sandy recovery efforts.

It was the consensus of the Commission to move to hearing with these as quickly as possible.

This meeting adjourned at 10:45 p.m.

Richard B. Jacobs, Secretary

James R. Wendt, AICP Acting Clerk

