

**TOWN PLAN AND ZONING COMMISSION  
TOWN OF FAIRFIELD  
MINUTES OF MEETING – JULY 2, 2013**

The Town Plan and Zoning Commission held a meeting at 7:30 p.m., on Tuesday, July 2, 2013, in McKinley Elementary School, 60 Thompson Street, 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, Joan Neiley, Sally Parker

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 **VOTED TO APPROVE** the Meeting Minutes of June 11, 2013.

**652 Commerce Drive** Motion was made by Mr. Kennelly, seconded by Ms. Jacobson and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Permit application of Bishop Design and Development for renovations and conversion from retail to medical office.  
Des. Comm. Dist./Commerce Drive Designed Dist.

**1410 South Pine Creek Road** Motion was made by Mr. Baratz, seconded by Mr. Jacobs and the members present unanimously **VOTED TO APPROVE** the request of Calvin Munson for 100% release of a \$4,985.00 bond pertaining to subdivision improvements in an R-3 Zone.

Ms. Parker voted in place of Mr. Kennelly.

**65 Station Street** Motion was made by Mr. Wagner, seconded by Mr. Soutar and the members present unanimously **VOTED TO APPROVE** the Compliance application of Mark Finlay to expand existing parking by ten (10) spaces in the Neigh. Des. Dist.

**314 Unquowa Road** Motion was made by Mr. Kennelly, seconded by Ms. Jacobson and the members present unanimously **VOTED TO APPROVE** the Compliance application of CT Audubon Society to rebuild a portion of an existing building. A Zone (Birdcraft Museum)

**2316 Post Road** Motion was made by Mr. Kennelly, seconded by Mr. Jacobs and the members present unanimously **VOTED TO APPROVE** the Compliance application of Martin Levine for 150 sq. ft. of outdoor dining subject to the following conditions:

1. Season runs from April 1<sup>st</sup> through October 31<sup>st</sup>.
2. No outdoor music or sound system.
3. Tables and chairs to be removed in the off season.
4. No additional signage.
5. Subject to annual recertification.

**682 Commerce Drive** Motion was made by Mr. Soutar, seconded by Mr. Wagner and the members present unanimously **VOTED TO APPROVE** the Compliance application of Jeremy Waycott for an overall sign plan. Des. Comm. Dist.

**808 Post Road** Motion was made by Mr. Baratz, seconded by Mr. Kennelly and the members present unanimously **VOTED TO APPROVE** the Compliance application of Sergio Keskin to establish a take out food establishment in a portion of an existing building. Des. Comm. Dist.

#### **PUBLIC HEARING**

1. **680 Stillson Road** Subdivision application of the Estate of Joseph Cremona for three (3) lots in an A Zone.

Atty. William Fitzpatrick presented this application to the Commission.

2. **620 Villa Avenue** Special Exception application of Mike Shullman for expansion of an existing car wash use. Des. Comm. Dist.

Mr. Shullman presented this application to the Commission.

3. **742 Kings Highway West** Special Permit application of J. Maxwell Soper pertaining to the construction of a two car garage with an office above.

Mr. Soper presented this application to the Commission

At the end of the meeting, motion was made by Mr. Kennelly, seconded by Mr. Jacobs and the members present unanimously **VOTED TO ENTER** into executive session to discuss the following application:

**620 Villa Avenue** Motion was made by Mr. Kennelly, seconded by Ms. Jacobson and the members present unanimously **VOTED TO DENY WITHOUT PREJUDICE** the Special Exception application of Mike Shulman for expansion of an existing car wash use for the following reasons:

1. The site plan does not accurately reflect the expansion of use as requested.
2. A revised plan is required that addresses the issues raised during the hearing.

Chairman LeClerc announced his decision to leave his position on the Commission for personal reasons and expressed his thankfulness to the Commission members and staff.

This meeting adjourned at 10:35 p.m.

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Richard B. Jacobs  
Secretary

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Dolores Sansonetti  
Clerk

