

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

The Town Plan and Zoning Commission held a meeting at 7:30 p.m., on Tuesday, July 9, 2013, in McKinley Elementary School, 60 Thompson Street, Fairfield, CT.

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

Alternate Members Present: Gerry Alessi, Sally Parker

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

Ms. Parker voted in place of Mr. LeClerc on the following meeting minutes.

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

Mr. Alessi sat in place of Mr. LeClerc on the following applications:

**680 Stillson Road** Motion was made by Mr. Soutar, seconded by Mr. Alessi and the members present unanimously **VOTED TO APPROVE** the Subdivision application of the Estate of Joseph Cremona for three (3) lots in an A Zone subject to the following conditions:

1. Concrete curbs, sidewalks, and driveway aprons are required on both streets, with a pedestrian ramp at the corner subject to CT DOT requirements.
2. The existing hedge along the right-of-way shall be removed.
3. On Lot One indicate that the roof leaders from the proposed house will be connected to the on-site detention.
4. Provide a chamber with a sump and clean out to grade for the driveway runoff between the trench drains and the detention system.
5. On the subdivision plan, Lot One, on non-tangent curve, provide chord data and the distance to CHD monument at the P.I.
6. Compliance with the following numbered items on the attached Subdivision Conditions of Final Approval: 1, 2, 3, 4, 6, 8, 9, 10, 11, 12, 14, 15, 16, 19, 21, 22, 23, 24, 25.

**92 Post Road** Motion was made by Mr. Soutar, seconded by Mr. Kennelly and the members present unanimously **VOTED TO APPROVE** the Compliance application of David Cervero for 150 feet of outdoor dining (Apizza Center) in the Des. Comm. Dist. subject to the following conditions:

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

**1221 Post Road** Motion was made by Mr. Kennelly, seconded by Ms. Jacobson and the members present unanimously **VOTED TO APPROVE** the Compliance application of Jeff Ginty for an awning over an outdoor patio in the Cent. Des. Dist., subject to the following conditions:

1. Patio is to remain seasonal: April 1<sup>st</sup> through October 31<sup>st</sup> .
2. Frame work is to be removed in the off-season.

### **PUBLIC HEARING**

1. **5060 Congress Street** Resubdivision application of Lynn and Susan Rotando for two (2) lots in a AAA Zone.

Atty. John Fallon presented this application to the Commission.

2. **155 Woodrow Avenue** Resubdivision application of Theresa DeMattia for two (2) lots in a B Zone.

Atty. John Fallon presented this application to the Commission.

3. **3611 Post Road** Zone Change application of 3611 Post Road, LLC to establish a Designed Commercial District on land presently zoned Designed Industrial District and Residence B.

Atty. Bryan LeClerc presented this application to the Commission.

4. **3611 Post Road** Special Permit application of 3611 Post Road, LLC pertaining to the construction of a new retail building.

Atty. Bryan LeClerc presented this application to the Commission.

Ms. Neiley arrived at 9:25 p.m.

This meeting adjourned at 10:52 p.m.

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Richard B. Jacobs  
Secretary

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Dolores Sansonetti  
Clerk

