

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – JULY 23, 2013**

The Town Plan and Zoning Commission held a meeting at 7:30 p.m., on Tuesday, July 23, 2013, in McKinley Elementary School, 60 Thompson Street, Fairfield, CT.

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

Alternate Member Present: 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. LeClerc and Mr. Alessi sat in place for Mr. Baratz.

Meeting Minutes Motion was made by Ms. Jacobson, seconded by Mr. Kennelly and the members present unanimously **VOTED TO APPROVE** the Meeting Minutes of July 9, 2013.

Zoning Regulation Amendment Motion was made by Mr. Soutar, seconded by Mr. Kennelly and the members present unanimously **VOTED NOT TO RECOMMEND TO PUBLIC HEARING** the application of 185 Thorpe Street Corp., to amend Sections 10.7.2 and 10.12 of the Zoning Regulations.

Zone Change Motion was made by Mr. Soutar, seconded by Mr. Kennelly and the members present unanimously **VOTED NOT TO RECOMMEND TO PUBLIC HEARING** the Zone Change application of 185 Thorpe Street Corp., to establish a Designed Residence District on land presently zoned Designed Industrial District.

185 Thorpe Street Motion was made by Mr. Soutar, seconded by Mr. Kennelly and the members present unanimously **VOTED NOT TO RECOMMEND TO PUBLIC HEARING** the Special Permit and Coastal Site Plan application of 185 Thorpe Street Corp., for a 55-unit residential development.

960 North Benson Road Motion was made by Mr. Wagner, seconded by Mr. Kennelly and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Subdivision application of 960 North Benson Road, LLC for two (2) lots in an A Zone.

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

Mr. Soutar recused himself from voting on this application.

5060 Congress Street Motion was made by Mr. Kennelly, seconded by Ms. Jacobson and the members present unanimously **VOTED TO APPROVE** the Resubdivision Application of Lynn and Susan Rotando for two (2) lots in a AAA Zone subject to the following conditions:

1. The Commission approves the donation of the proposed 31,204 sq. ft. open space parcel to the Connecticut Audubon Society as satisfying the requirements of Section 2.3 of the Subdivision Regulations. Evidence of the transfer of land must be provided prior to recording the final subdivision map in the land records.
2. Concrete monuments are required at all property corners that intersect with street lines and iron pins at all other property corners.
3. Compliance with the following numbered items on the attached Subdivision Conditions of Final Approval: 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 14, 15, 16, 18, 19, 21, 22, 23, 25.

155 Woodrow Avenue Motion was made by Mr. Kennelly, seconded by Mr. Soutar and the members present unanimously **VOTED TO APPROVE** the Resubdivision application of Theresa DeMattia for two lots in a B Zone subject to the following conditions:

1. Concrete curb, sidewalk and driveway aprons as required.
2. Compliance with the following numbered items on the attached Subdivision Conditions of Final Approval: 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 19, 21, 22, 23, 24, 25.

3611 Post Road Motion was made by Mr. Wagner, seconded by Mr. Alessi and the members present unanimously **VOTED TO APPROVE** the Zone Change application of 3611 Post Road, LLC to establish a Designed Commercial District on land presently zoned Designed Industrial District and Residence B. The Zone Change was approved for the following reasons:

1. The zone change is consistent with the Plan of Conservation and Development.
2. Time, experience and responsible planning for contemporary and future conditions indicate the need for the proposed change.

3. Circumstances in the neighborhood have changed enough to merit the requested zone change.
4. It has been demonstrated that this proposed zone change is warranted and would serve the general health, welfare and safety of the Town of Fairfield.
5. The proposed zone change promotes a level of development that would serve to protect property values in the neighborhood and enhance the community.
6. The proposed zone change would not permit a level of development that would increase undue traffic congestion.

3611 Post Road Motion was made by Mr. Wagner, seconded by Mr. Alessi and the members present unanimously **VOTED TO APPROVE** the Special Permit application of 3611 Post Road, LLC pertaining to the construction of a new retail building subject to the following conditions:

1. A bond shall be posted to secure site improvements.
2. Finalization of permits.

65 Station Street Motion was made by Mr. Kennelly, seconded by Ms. Jacobson and the members present unanimously **VOTED TO APPROVE** the Compliance application of Bryan Vasser for a new sign plan in the Neigh. Des. Bus. Dist.

PUBLIC HEARING

1. **652 Commerce Drive** Special Permit application of Bishop Design and Development for alterations and reconstruction of an existing retail building for conversion to a medical office in the Des. Comm. Dist./Commerce Drive Dist.

Atty. John Fallon presented this application to the Commission.

This meeting adjourned at 9:40 p.m.

Richard B. Jacobs
Secretary

Dolores Sansonetti
Clerk

