

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – AUGUST 13, 2013**

The Town Plan and Zoning Commission held a meeting at 7:30 p.m., on Tuesday, August 13, 2013, in McKinley Elementary School, 60 Thompson Street, Fairfield, CT.

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

Alternate Members Present: Anthony Calabrese, Sally Parker

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

Mr. Baratz, as acting Chairman, informed the Commission Members that Mr. Alessi has been appointed to fill the vacancy created by Bryan LeClerc's resignation. Also, Mr. Baratz introduced Mr. Anthony Calabrese as a newly appointed alternate member.

Meeting Minutes Motion was made by Ms. Jacobson, seconded by Ms. Parker and the members present unanimously **VOTED TO APPROVE** the Meeting Minutes of July 23, 2013.

Ms. Parker voted in place of Mr. Baratz.

Zoning Regulation Amendment Motion was made by Mr. Jacobs, seconded by Ms. Jacobson and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the application of 50 Development LLC for three (3) lots in an R-2 Zone.

500 Algonquin Road Motion was made by Mr. Kennelly, seconded by Mr. Soutar and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Exception application of Brooklawn Country Club for expansion of an existing pool house. AAA Zone

652 Commerce Drive Motion was made by Mr. Alessi, seconded by Mr. Kennelly and the members present unanimously **VOTED TO APPROVE** the Special Permit application of Bishop Design and Development for alterations of an existing retail building for conversion to a medical office in the Des. Comm. Dist./Commerce Drive subject to the following conditions:

1. A revised landscaping plan shall be submitted to the Commission for review that includes additional shade trees in the front parking area as well as the rear along Commerce Drive and the elimination of any burning bush, an invasive species.

2. A bond shall be posted to secure site improvements.

Ms. Parker voted in place of Mr. Baratz on this application.

PUBLIC HEARING

1. **Zoning Regulation Amendment** Application of the Town Plan and Zoning Commission to amend Section 2.7, Access and Rear Lots, and Section 5.2.1 Access.

James Wendt, Plan and Zoning Assistant Director presented this application to the Commission.

2. **120, 144 Tuller Road** Subdivision application of Christopher Cocco, Malgarzata Piekarski and Jack and Mary Lou Kasper for seven (7) lots in an R-3 Zone.

Atty. William Fitzpatrick presented this application to the Commission.

This meeting adjourned at 11:05 p.m.

Richard B. Jacobs
Secretary

Dolores Sansonetti
Clerk

