

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – OCTOBER 8, 2013**

The Town Plan and Zoning Commission held a meeting at 7:30 p.m., on Tuesday, October 8, 2013, in McKinley 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
Jim Wendt, Assistant Planning Director
Matthew Decker, Code Enforcement Officer
Dolores Sansonetti, Clerk

Meeting Minutes Motion was made by Ms. Jacobson, seconded by Mr. Alessi and the members present unanimously **VOTED TO APPROVE** the Meeting Minutes of September 24, 2013.

411 Bronson Road/Broad River Lane Motion was made by Mr. Soutar, seconded by Ms. Jacobson and the members present unanimously **VOTED TO DENY** the request of Paul Richter for reconsideration of the sidewalk requirement on Broad River Lane.

Ms. Neiley arrived at this time.

733 Post Road Motion was made by Mr. Alessi, seconded by Mr. Jacobs and the members present unanimously **VOTED TO APPROVE** the request of Richard Girouard for 100% release of a \$5,625.00 bond pertaining to Special Permit improvements to Planet Pizza.

150 Boroskey Road/Oakwood Road Motion was made by Mr. Jacobs, seconded by Ms. Jacobson and the members present unanimously **VOTED TO APPROVE** the request of the Michaud Group, LLC for 100% release of a \$21,102.00 bond pertaining to subdivision improvements in a B Zone.

1550 North Benson Road/Nutmeg Lane Motion was made by Mr. Wagner, seconded by Mr. Alessi and the members present unanimously **VOTED TO APPROVE** the request of Sara Cammarota for 100% release of a \$20,300.00 bond pertaining to subdivision improvements in an A Zone.

222 Post Road Motion was made by Mr. Kennelly, seconded by Mr. Alessi and the members present unanimously **VOTED TO DENY** the application of CT Wellness Centers, LLC to establish a medical marijuana dispensary in a portion of an existing building in the Des. Comm. Dist., for the following reasons:

1. Pursuant to Section 2.4 of the Zoning Regulations, the proposed use is not specifically permitted and therefore is declared to be a prohibited use.
2. The application does not comply with Section 25.7.1 of the Zoning Regulations as the use is not a permitted use.
3. The application does not comply with Section 25.7.7 in that the use is not of such character as to harmonize with the neighborhood, to protect property values and to avoid undue traffic congestion.

400 Post Road Motion was made by Mr. Kennelly, seconded by Mr. Soutar and the members present unanimously **VOTED TO DENY** the Compliance application of Robert Schulten to establish a medical marijuana dispensary in a portion of an existing building in the Des. Comm. Dist., for the following reasons:

1. Pursuant to Section 2.4 of the Zoning Regulations, the proposed use is not specifically permitted and therefore is declared to be a prohibited use.
2. The application does not comply with Section 25.7.1 of the Zoning Regulations as the use is not a permitted use.
3. The application does not comply with Section 25.7.7 in that the use is not of such character as to harmonize with the neighborhood, to protect property values and to avoid undue traffic congestion.

PUBLIC HEARING

1. **4800 Congress Street** Resubdivision application of Serge and Barbara Vinograd for three (3) lots in a AAA Zone.

Atty. John Fallon presented this application to the Commission.

This meeting adjourned at 9:20 p.m.

Richard B. Jacobs, Secretary

Dolores Sansonetti, Clerk

