

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – NOVEMBER 12, 2013**

The Town Plan and Zoning Commission held a meeting at 7:30 p.m., on Tuesday, November 12, 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: Joan Neiley, Sally Parker

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

Meeting Minutes Motion was made by Mr. Kennelly, seconded by Ms. Jacobson and the members present unanimously **VOTED TO APPROVE** the Meeting Minutes of October 22, 2013.

54 Sasco Hill Road Motion was made by Mr. Jacobs, seconded by Mr. Soutar and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Permit and Coastal Site Plan application of Love Where You Live Homes, LLC pertaining to a new mixed use office and residential building. Des. Comm. Dist.

2500 Hillside Road Motion was made by Mr. Soutar, seconded by Ms. Jacobson and the members present unanimously **VOTED TO APPROVE** the Subdivision application of MTW Properties, LLC for two (2) lots in a AAA Zone subject to the following conditions:

1. The Commission finds that the proposed conveyance of the 3.562 acre and 6.457 acre open space parcels to The Audubon Society, an adjacent owner, accomplishes the open space objectives identified in Section 2.3.1, 2.3.1.2 and 2.3.1.3 of the Subdivision Regulations.
2. The transfer of the property to Audubon shall occur prior to or concurrent with the recording of the final subdivision map.
3. Existing stone walls on the property shall be preserved to the extent possible.
4. Concrete monuments shall be required at all property corners that intersect with the street line of Hillside Road and at all angle points in the street line.
5. 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, 17, 18, 19, 21, 22, 23, 25.

427 Stillson Road Motion was made by Mr. Jacobs, seconded by Mr. Soutar to approve the Compliance application of Jae Braun to modify an approved sign plan.

For motion: No one

Against motion: Mr. Jacobs, Mr. Soutar, Mr. Baratz, Mr. Alessi, Ms. Jacobson, Mr. Kennelly, Mr. Wagner

Therefore, this motion failed and the application is denied for the following reason:

1. The sign does not meet the streetline setback requirement and pursuant to Section 29.8.1 of the Zoning Regulations, the Commission denied the request to allow a lesser setback.

1150 Post Road Motion was made by Mr. Jacobs, seconded by Mr. Alessi and the members present unanimously **VOTED TO APPROVE** the Compliance application of Paulo Vincente for an overall sign plan in the Cent. Des. Dist.

Note: Mr. Baratz announced that Mr. Jacobs, Mr. Soutar and Ms. Parker chose not to seek re-election on the upcoming terms of service and this evening is their last meeting as active Commissioners. Mr. Baratz expressed his thankfulness to each individual for their years of diligent public service and wished them success and well being on their future endeavors.

Ms. Jacobson expressed her joyfulness in working with her colleagues and thanked them for all their time and experience.

PUBLIC HEARING

1. **600 Hoydens Lane** Subdivision application of AFM Properties, LLC for two (2) lots in a AAA Zone.

Atty. William Fitzpatrick presented this application to the Commission.

This application was continued from October 22, 2013.

2. **893 Sasco Hill Road** Resubdivision application of Bernard and Cynthia McDonald for two (2) lots in a AAA Zone.

Atty. William Fitzpatrick presented this application to the Commission.

This application is continued to December 10, 2013.

This meeting adjourned at 10:28 p.m.

Richard B. Jacobs
Secretary

Dolores Sansonetti
Clerk

