

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – DECEMBER 10, 2013**

The Town Plan and Zoning Commission held a meeting at 7:30 p.m., on Tuesday, December 10, 2013, in Sherman School, 250 Fern Street, Fairfield, CT.

Members Present: Seth Baratz, Vice Chairman; Gerry Alessi, Anthony Calabrese, Pat Jacobson, Jim Kennelly, Joan Neiley, Matt Wagner

Alternate Members Present: Jaci Coleman, Mark Corcoran, Meg Francis

Town Department Members Present: Joseph Devonshuk, Planning Director
Jim Wendt, Assistant Planning Director
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 November 12, 2013.

Organizational Meeting

Election of Officers Motion was made by Ms. Jacobson, seconded by Ms. Neiley and the members present unanimously **VOTED TO ELECT** Mr. Wagner as Chairman.

Motion was made by Mr. Baratz, seconded by Ms. Jacobson and the members present unanimously **VOTED TO ELECT** Mr. Alessi as Vice Chairman.

Motion was made by Mr. Alessi, seconded by Ms. Neiley and the members present unanimously **VOTED TO ELECT** Mr. Baratz as Secretary.

Mr. Wagner, Mr. Alessi and Mr. Baratz accepted their nominations.

Schedule of Meetings Motion was made by Mr. Calabrese, seconded by Mr. Alessi and the members present unanimously **VOTED TO APPROVE** the meeting schedule for 2014.

2047 Post Road Motion was made by Mr. Alessi, seconded by Mr. Calabrese and the members present unanimously **VOTED TO APPROVE** the request of Consumers Petroleum for 100% release of a \$43,205 bond pertaining to Special Exception improvements in a Des. Comm. Dist.

Mill Hill Terrace/Carriage Drive Motion was made by Mr. Baratz, seconded by Ms. Neiley and the members present unanimously **VOTED TO APPROVE** the request of the Fieber Group for 50% release of a bond in the amount of \$460,720.50 pertaining to subdivision improvements in a AA Zone.

80 – 90 Kings Highway Cutoff Motion was made by Mr. Baratz, seconded by Ms. Jacobson and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Exception and Special Permit application of Country Realty Co., and Anthis Corporation pertaining to the construction of an automobile service facility in the Des. Comm. Dist.

1280 Stratfield Road Motion was made by Mr. Alessi, seconded by Mr. Calabrese and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Exception application of Child’s World Academy to establish a day nursery in an existing building in the Neigh. Des. Bus. Dist.

600 Hoydens Lane Motion was made by Mr. Baratz, seconded by Mr. Alessi and the members present unanimously **VOTED TO APPROVE** the Subdivision application of AFM Properties, LLC for two (2) lots in a AAA Zone, subject to the following conditions:

1. Pursuant to Section 2.3.8 of the Subdivision Regulations, a fee equal to 10% of the market value of the property is required (\$58,220). The payment must be made or payment agreement filed on the Land Records prior to recording the final subdivision map.
2. On the Subdivision Map, add iron pipes at property corners and concrete monuments at all angle points along Hoydens Lane.
3. Provide outlet protection at the discharge end of the on-site detention for roof run off located on the east side of the proposed dwelling.
4. 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.

210 Sasco Hill Road Motion was made by Ms. Jacobson, seconded by Mr. Alessi to hold a public hearing on the Compliance and Coastal Site Plan application of Jonathan Wooten to authorize the retention of an existing seawall located landward of the high tide line, constructed in 2002. This application is being made pursuant to a consent agreement between the applicant and the CT Dept. of Energy.

For motion: Ms. Jacobson

Against motion: Mr. Wagner, Mr. Alessi, Mr. Baratz, Mr. Calabrese, Mr. Kennelly, Ms. Neiley

Motion was made by Mr. Alessi, seconded by Mr. Calabrese and the members present **VOTED TO APPROVE** the Compliance and Coastal Site Plan application of Jonathan Wooten.

For motion: Mr. Alessi, Mr. Calabrese, Mr. Wagner, Mr. Baratz, Mr. Kennelly, Ms. Neiley

Against motion: Ms. Jacobson

PUBLIC HEARING

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

Atty. William Fitzpatrick presented this application to the Commission.

This application was continued from November 12, 2013.

54 Sasco Hill Road Special Permit and Coastal Site Plan application of Love Where You Live Homes, LLC pertaining to a new mixed use commercial and residential building in a Des. Comm. Dist.

Atty. Raymond Rizio presented this application to the Commission.

This application is continued to January 14, 2013.

This meeting adjourned at 11:04 p.m.

Seth Baratz
Secretary

Dolores Sansonetti
Clerk

