

**TOWN PLAN AND ZONING COMMISSION  
MEETING AGENDA: JULY 27, 2021  
6:30 p.m. via teleconference  
Fairfield, Connecticut 06824**

**MEMBERS OF THE PUBLIC: IN LIGHT OF COVID-19, AND PURSUANT TO EXECUTIVE ORDER 7B, THE TOWN IS CONDUCTING THIS MEETING VIA WEBEX**

**TO JOIN: <https://tofit.my.webex.com/meet/community>**

**For phone access dial-1-510-338-9438, access code 126-944-3035**

**Please Note:**

**If you call to listen, you will not be heard by the board members and there will be no live public comment until called for by the Chairman during the public hearing portion of the meeting. The public is encouraged to send their comments before the meeting to the following email: [tpzcommission@fairfieldct.org](mailto:tpzcommission@fairfieldct.org).**

**A. CALL TO ORDER**

**B. EXECUTIVE SESSION**

**1. BILLS AND COMMUNICATIONS**

- a. Meeting Minutes** July 13, 2021  
[https://fairfieldct.org/filestorage/10726/11028/12429/TPZ\\_Minutes\\_-\\_July\\_13\\_2021.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/TPZ_Minutes_-_July_13_2021.pdf)
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**2. NEW APPLICATIONS FOR RECOMMENDATION TO PUBLIC HEARING**

- a. 73 Thorpe Street** Special Permit application of Bette Gigliotti Green pertaining to the construction of a 2-unit residential building. Cent. Des. Dist.
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- b. **801 Post Road** Special Permit application of Samuel Gardner, Architect, pertaining to additions and alterations to establish a restaurant use. Des. Comm. Dist.
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### 3. OLD BUSINESS

- a. **1073 North Benson Road** Special Exception application of Fairfield University pertaining to the conversion of a former student infirmary to student housing within an existing building. AA Zone P.H. 7/13/21. Exp. Date 9/16/21 Present: Wagner, Braman, Francis, Corcoran, Braun, Levy, Noonan, DiGiacomo, Gordon.

[https://fairfieldct.org/filestorage/10726/11028/12429/97850/Ffld\\_univ\\_InfirmiryDorms\\_Master.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/Ffld_univ_InfirmiryDorms_Master.pdf)

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- b. **1143 Sasco Hill Road** Subdivision and Coastal Site Plan application of 1143 Sasco Hill Road, LLC for seven (7) lots in a AAA Zone. P.H. 7/13/21. Exp. Date 9/16/21 Present: Wagner, Braman, Francis, Corcoran, Braun, Levy, Noonan, DiGiacomo, Gordon.

[https://fairfieldct.org/filestorage/10726/11028/12429/97850/Sasco\\_Hill\\_Rd\\_Subdivision\\_Master.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/Sasco_Hill_Rd_Subdivision_Master.pdf)

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### 4. ZONING COMPLIANCES

- a. **1262 Post Road** Zoning Compliance application of LJG 1262 Post Road Fairfield LLC to establish medical office use in an existing building. Cent. Des. Dist.

<https://fairfieldct.org/filestorage/10726/11028/12429/97850/1262PostRoadMaster.pdf>

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## C PUBLIC HEARING

1. **323 Old Dam Road** Special Exception and Coastal Site Plan application of Esplanade, LLC pertaining to the construction of a single family dwelling. Flood Plain Dist. (continued from 7/13/21)

[https://fairfieldct.org/filestorage/10726/11028/12429/97850/323\\_Old\\_Dam\\_Master.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/323_Old_Dam_Master.pdf)

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2. **2780 Redding Road** Resubdivision application of John Russell for two (2) lots in a AAA Zone.

[https://fairfieldct.org/filestorage/10726/11028/12429/97850/2780\\_Redding\\_Road\\_Subdivision\\_6-9-21.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/2780_Redding_Road_Subdivision_6-9-21.pdf)

[https://fairfieldct.org/filestorage/10726/11028/12429/97850/2780\\_Redding\\_Road\\_Drainage\\_Report.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/2780_Redding_Road_Drainage_Report.pdf)

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3. **5545 Park Avenue** Zoning Compliance application of Primrose Development, LLC for a 120-unit residential development pursuant to Sect. 8-30g of the CT General Statutes. R3 Zone (continued from June 8, 2021 and June 22, 2021)

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/99495/5545\\_Park\\_Ave\\_April2021Master2.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/99495/5545_Park_Ave_April2021Master2.pdf)

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