

**TOWN PLAN AND ZONING COMMISSION  
TOWN OF FAIRFIELD  
MINUTES OF MEETING – AUGUST 10, 2021**

The Town Plan and Zoning Commission held a meeting at 6:30 p.m., on Tuesday, August 10, 2021. The Town conducted this meeting via WEBEX

Members Present: Meg Francis, Secretary; Mark Corcoran, Kathryn Braun, Tom Noonan

Alternate Members Present: Michael DiGiacomo, Peter Elliott

Town Department Members Present: Jim Wendt, Planning Director, Emmeline Harrigan, Assistant Planning Director

Ms. Francis called the meeting to order and made a motion to nominate Mr. Noonan to act as Chairman Pro Tem. The motion was seconded by Mr. Corcoran and the members present voted unanimously to approve the motion.

Mr. Noonan then announced that Mr. DiGiacomo and Mr. Elliott would be seated in place of absent members

**Meeting Minutes** Motion was made by Ms. Francis, seconded by Ms. Braun and the members present **VOTED TO APPROVE** the Meeting Minutes of July 27, 2021.

**452 Brookside Drive** Motion was made by Ms. Francis, seconded by Mr. Corcoran and the members present unanimously **VOTED TO APPROVE** the request of Chabad of Fairfield for a 50% release of a \$81,450 bond pertaining to Special Exception improvements. A Zone.

**323 Old Dam Road** Motion was made by Mr. Corcoran, seconded by Mr. Elliot and the members present **VOTED AS FOLLOWS TO APPROVE** The Special Exception and Coastal Site Plan application of Esplanade, LLC pertaining to the construction of a single family dwelling. Flood Plain District.

For the motion to approve: Corcoran, DiGiacomo, Elliot, Francis, Noonan  
Against the motion: Braun

**2780 Redding Road** Motion was made by Ms. Braun, seconded by Ms. Francis and the members present unanimously **VOTED TO APPROVE** the application of John G. Russell, et al for re-subdivision of two (2) in a AAA Zone as shown on plans entitled “Resubdivision Prepared for Estate of John G. Russell, #2780 Redding Road Fairfield, Connecticut” dated 6/9/21 and prepared by The Huntington Company, 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. (\$52,750). The payment must be made or payment agreement filed on the Land Records prior to recording the final subdivision map.

2. Compliance with the following numbered items on the Subdivision Conditions of Final Approval List: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 21, 22, 23, 25.

**5545 Park Avenue** Motion was made by Mr. Corcoran, seconded by Ms. Francis and the members present unanimously **VOTED TO TABLE** the 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.

### **PUBLIC HEARING**

**100 Nepas Road** Request of Anila Voka for 100% release of a \$9,022.50 bond pertaining to Subdivision improvements in an R3 Zone.

Anila Voka presented this proposal to the Commission.

**750 Post Road / 42 Elliot Street** Special Permit and Coastal Site Plan application of 750 Post Road Associates, LLC pertaining to the construction of a new restaurant. Des. Comm. Dist.

Atty. John Knuff presented this application to the Commission.

This hearing was not completed and will be continued on September 14, 2021

This meeting adjourned at 9:40 p.m.

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James Wendt  
Acting Clerk