

**TOWN PLAN AND ZONING COMMISSION  
TOWN OF FAIRFIELD  
MINUTES OF MEETING – AUGUST 24, 2021**

The Town Plan and Zoning Commission held a meeting at 6:30 p.m., on Tuesday, August 24, 2021. The Town conducted this meeting via WEBEX

Members Present: Matt Wagner, Chairman; Lenny Braman, Vice Chairman; Meg Francis, Secretary; Kathryn Braun, Mark Corcoran, Steven Levy, Tom Noonan

Alternate Members Present: Peter Elliott, Fredda Gordon

Town Department Members Present: Jim Wendt, Planning Director

**Meeting Minutes** Motion was made by Ms. Francis, seconded by Mr. Corcoran and the members present **VOTED TO APPROVE** the Meeting Minutes of August 10, 2021. Messrs. Wagner, Braman and Levy recused themselves and Mr. Elliot voted on this matter.

**926 Sasco Hill Road** Motion was made by Ms. Francis, seconded by Ms. Braun and the members present unanimously **VOTED TO APPROVE** the request of The Country Club of Fairfield for a 100% release of a \$114,544.00 bond pertaining to Special Exception improvements. AAA Zone.  
Mr. Wagner recused himself on this matter and was replaced by Ms. Gordon

**2405 Black Rock Turnpike** Motion was made by Ms. Braun, seconded by Mr. Corcoran and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Exception and Special Permit application of Shiraz Choudhary for additions and renovations to convert existing service bays to retail use and additional gas pump island. Des. Comm. Dist.

**5545 Park Avenue** Motion was made by Mr. Noonan, seconded by Ms. Francis to approve the Zoning Compliance application of Primrose Development, LLC for a 120-unit residential development pursuant to Sect. 8-30g of the CT General Statutes subject to the following conditions:

1. Revised plans shall be submitted to the Commission for review and approval indicating the following:
  - A. The building shall be reduced in height by two stories and limited to four occupied stories.
  - B. The exterior building, materials and color scheme shall be revised to more closely blend with the surrounding landscape.

C. A revised landscaping plan shall be submitted to provide screening of the building as viewed from the Merritt Parkway.

2. Additional soil testing must be done to verify the drainage design prior to issuance of a building permit.

3. As offered by the applicant, the concrete curb and sidewalk shall be extended along Park Avenue to connect with the improvements in front of Sacred Heart University so there will be no gap in sidewalk to Jefferson Street.

4. A bond shall be posted to secure site improvements.

The following is the collective statement of the Commission:

The Commission finds that the Merritt Parkway, as a federally designated scenic byway listed on the National Register of Historic Places, is an important and valuable historic resource. The defining features of the parkway include its unbroken view shed of trees and greenery punctuated by bridges of architectural and historic significance.

The Commission finds that protection of the historic integrity of the Merritt Parkway is a substantial public interest.

The Commission finds the expert testimony on behalf of the Merritt Parkway Conservancy to be credible and outweighs the testimony presented by the applicant with regard to the impact on the Merritt Parkway

The Commission finds that the view shed and other historic resources of the Parkway would be irreparably damaged by a building of the height and massing proposed by the applicant at a height of over 6 stories and length of over 330 feet.

The Commission finds that the development, as proposed, would cause irreparable harm to the historic resources of the Merritt Parkway, and this outweighs the need for affordable housing. However, the Commission also finds that the reasonable conditions imposed by its decision mitigate the significance of the impact such that it can approve this affordable housing development and preserve the historic resources.

For the motion: Wagner, Braman, Francis, Corcoran, Levy, Noonan.

Against the motion: Braun.

**100 Nepas Road** Motion was made by Mr. Noonan, seconded by Mr. Corcoran and the members present unanimously **VOTED TO APPROVE** the request of Anila Voka for 100% release of a \$9,022.50 bond pertaining to subdivision improvements in an R3 Zone. Messrs. Wagner, Braman and Levy recused themselves and Mr. Elliot voted on this matter.

**2317 Black Rock Turnpike** Motion was made by Mr. Noonan, seconded by Mr. Corcoran and the members present unanimously **VOTED TO APPROVE** the Zoning Compliance application of Philip Cerrone, Architect, to establish a food service use in a portion of an existing building. Des. Comm. Dist.

**255 Old Dam Road** Motion was made by Ms. Francis, seconded by Mr. Noonan and the members present unanimously **VOTED TO APPROVE** the Coastal Site Plan application of Michael Neal and Kathleen O’Grady pertaining to the construction of a single family dwelling in the Beach District, subject to the following conditions:

1. The report from CT DEEP indicates that there is a past violation (by a predecessor owner) relating to repair of a dock and filling in tidal wetlands. This violation must be resolved prior to issuance of a building permit for the proposal dwelling.
2. The architectural plans must be revised to comply with the requirements for areas within the Limits of Moderate Wave Action.

### **PUBLIC HEARING**

**73 Thorpe Street** Special Permit application of Bette Gigliotti Green pertaining to the construction of a 2-family dwelling. Cent. Des. Dist.

Atty. John Fallon presented this application to the Commission.

**888-898 Oldfield Road** Zoning Compliance and Coastal Site Plan application of 888 Oldfield, LLC pertaining to a 13-unit residential development pursuant to Sect. 8-30g of the CT General Statutes.

Atty. John Fallon presented this application to the Commission. Mr. Fallon explained that the applicant has agreed to make changes to the plans, as a result of discussions with neighbors, and requested that the hearing be continued to facilitate the submittal of revised plans.

This meeting adjourned at 8:25 p.m.

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James Wendt  
Acting Clerk