

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – JANUARY 26, 2021**

The Town Plan and Zoning Commission held a meeting at 6:30 p.m., on Tuesday, January 26, 2021. The Town is conducting 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: Michael DiGiacomo, Peter Elliott, Fredda Gordon

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

Meeting Minutes Motion was made by Mr. Corcoran, seconded by Ms. Braun, and the members present unanimously **VOTED TO APPROVE** the Meeting Minutes of January 12th, 2021.

Zoning Regulation Amendment Motion was made by Mr. Noonan, seconded by Mr. Corcoran and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Application of 15 Unquowa Road, LLC to amend Sections 12.3.16, 12.7.4, 12.7.5, 12.7.6, and 28.6 of the Zoning Regulations.

15 Unquowa Road Motion was made by Mr. Noonan, seconded by Mr. Corcoran and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Permit application of 15 Unquowa Road, LLC pertaining to a mixed use commercial and residential development. Cent. Des. Dist.

Zoning Regulation Amendment Motion was made by Ms. Braun, seconded by Mr. Levy and the members present unanimously **VOTED TO TABLE** the Affordable Housing Committee to amend Section 6.0 of the Zoning Regulations (Accessory Apartments). Compliance application of the Fairfield Housing Corporation per

5545 Park Avenue Motion was made by Mr. Noonan, seconded by Ms. Braun and the members present **VOTED TO TABLE** the Zone Change application of Primrose Development, LLC to establish a Designed Residence on land presently zoned R-3.

290 Tunxis Hill Road Motion was made by Ms. Francis, seconded by Ms. Braun and the members present unanimously **VOTED TO APPROVE** the Compliance application of 290 Tunxis Hill, LLC for an overall sign plan. Des. Comm. Dist.

1418 Post Road Motion was made by Ms. Braun, seconded by Mr. Noonan and the members present unanimously **VOTED TO APPROVE** the Zoning Compliance application of Fairfield Community Theater, LLC to expand existing outdoor dining subject to the following conditions:

1. The outdoor dining season is from April 1 to October 31 and subject to annual re-certification.
2. Tables and chairs must be removed in the off-season.
3. No outdoor music or sound system.

11 Unquowa Road Motion was made by Ms. Braun, seconded by Mr. Noonan and the members presently unanimously **VOTED TO APPROVE** the Compliance application of Fairfield Community Theater, LLC to establish a restaurant use in a portion of an existing building and new outdoor dining subject to the following conditions:

1. The outdoor dining season is from April 1 to October 31 and subject to annual re-certification.
2. Tables and chairs must be removed in the off-season.
3. No outdoor music or sound system.

PUBLIC HEARING

53 Old Dam Road Special Exception application of Michael Schramm pertaining to the construction of a rooftop deck. Beach Dist.

Atty. Bill Fitzpatrick presented this application to the Commission.

693 Fairfield Beach Road Special Exception application of Declan Maher pertaining to the construction of a rooftop deck.

Mr. Declan Maher presented this application to the Commission.

3135 Easton Turnpike Special Exception application of Sacred Heart University pertaining to the construction of a hockey arena. Designed Research District/R3 Zone

Atty. Bill Fitzpatrick presented this application to the Commission.

This meeting adjourned at 9:55 p.m.

Meg Francis, Secretary

James R. Wendt, Acting Clerk

