

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – JULY 13, 2021**

The Town Plan and Zoning Commission held a meeting at 6:30 p.m., on Tuesday, July 13, 2021. The Town conducted this meeting via WEBEX

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

Alternate Members Present: Michael DiGiacomo, Fredda Gordon

Town Department Members Present: Emmeline Harrigan, Assistant Planning Director

Mr. DiGiacomo sat in place of Mr. Braman

EXECUTIVE SESSION

Meeting Minutes Motion was made by Ms. Francis, seconded by Ms. Braun and the members present unanimously **VOTED TO APPROVE** the Meeting Minutes of June 22, 2021.

NEW APPLICATIONS FOR RECOMMENDATION TO PUBLIC HEARING

2780 Redding Road Motion was made by Mr. Noonan, seconded by Mr. Corcoran and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Re-subdivision application of John G. Russell for two (2) lots. (Res. AAA)

40 Hillside Road Motion was made by Mr. Noonan, seconded by Ms. Braun and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Zone change application of 40 Hillside, LLC to establish a Neighborhood Designed District on land presently zoned Res. AA.

40 Hillside 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 40 Hillside, LLC pertaining to construction of a veterinary hospital. (Res. AA)

OLD BUSINESS

45 Sherman Street Motion was made by Ms. Braun, seconded by Mr. Levy and the members present unanimously **VOTED TO APPROVE** the Special Permit application of 45 Sherman Street, LLC for a second floor dormer addition for an existing commercial building. (Cen. Des. Dist.)

38 Beaumont Street Motion was made by Mr. Noonan, seconded by Mr. Levy and the members present unanimously **VOTED TO APPROVE** the Zone Change application of AAP Builders, LLC to establish a Residence B Zone on a portion of property (Map 231 Lot 130) presently zoned Designed Commercial District with property boundaries as follows:

Beginning at a point along the center line of Beaumont Street a distance of 200 feet southerly of the southerly right of way line of the Post Road thence;

Westerly along Beaumont Street and land n/f SLF, LLC and 1995-1997 Post Rd, LLC N80°42'53"E a distance of 148.92' thence;

Southerly along land n/f Town of Fairfield N04°55'25"W a distance of 39' thence;

Easterly along a line bisecting the subject parcel S84°49'28"W a distance of 148.92' thence;

Northerly along the center line of Beaumont Street a distance of 39' to the point of the beginning.

Mr. Braman arrived and participated on all further matters.

PUBLIC HEARING

323 Old Dam Road Special Exception and Coastal Site Plan application of Esplanade, LLC pertaining to construction of a single family dwelling. (Flood Plain Dist.)

Atty. John Fallon presented this application to the Commission.

PUBLIC HEARING CONTINUED TO JULY 27, 2021

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 (Res. AA)

Atty. John Fallon presented this application to the Commission.

1143 Sasco Hill Road Subdivision and Coastal Site Plan Application of 1143 Sasco Hill Road, LLC for seven (7) lots. (Res. AAA)

Atty. Ray Rizio presented this application to the Commission.

This meeting adjourned at 8:20 p.m.

Emmeline Harrigan
Acting Secretary