

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – JULY 27, 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; Lenny Braman, Vice Chairman; Meg Francis, Secretary; Mark Corcoran Kathryn Braun, 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 Ms. Francis, seconded by Mr. Noonan and the members present **VOTED TO APPROVE** the Meeting Minutes of July 27, 2021. Mr. Braman Abstained from this vote.

73 Thorpe Street Motion was made by Mr. Noonan, seconded by Ms. Francis and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Permit application of Bette Gigliotti Green pertaining to the construction of a 2-unit residential building. Cent Des. Dist.

801 Post Road Motion was made by Mr. Noonan, seconded by Mr. Braman and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Permit application of Samuel Gardner, Architect, pertaining to additions and alterations to establish a restaurant use. Des. Comm. Dist.

1073 North Benson Road Motion was made by Ms. Francis, seconded by Mr. Noonan and the members present unanimously **VOTED TO APPROVE** the Special Exception application of Fairfield University pertaining to the conversion of a former student infirmary to student housing within an existing building. AA Zone

1143 Sasco Hill Road Motion was made by Mr. Braman, seconded by Mr. Levy and the members present unanimously **VOTED TO APPROVE** the application of 1143 Sasco Hill Road, LLC for subdivision and Coastal Site Plan for seven (7) lots in a AAA Zone as shown on plans entitled “Subdivision Prepared for 1143 Sasco Hill Road, LLC #1143 Sasco Hill Road Fairfield, Connecticut” dated 4/30/21 and prepared by The Huntington Company, subject to the following findings and conditions:

1. The Commission finds that the proposed private road is appropriate for this subdivision pursuant to Section 2.1.1.4 of the Subdivision Regulations.

2. The Commission finds that the proposed private open space satisfies the open space provision of Section 2.3 of the Subdivision Regulations. The association of property owners shall be created and documentation required by Section 2.3.3.3.1 of the Subdivision Regulations provided prior to the sale of any lots in the subdivision.
3. The Commission finds that the proposed parcel to be deeded to the Town, along Sasco Hill Road, satisfies the provisions of Section 2.1.10 of the Subdivision Regulations. Such transfer shall be concurrent with the recording of the final record map of the subdivision.
4. The Commission finds that the proposed plan is consistent with coastal management policies subject to the following further conditions:
 - a. No additional docks or other structures shall be allowed in the entire conservation area outside of lot 4.
 - b. No more than one single dock shall be permitted on Lot 4, subject to CT DEEP approval.
 - c. No fences, walls or other obstructions are permitted that would obstruct public access below the mean high water line from adjacent properties.
5. Compliance with the following numbered items Subdivision Conditions of Final Approval list attached to the minute book: 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 21, 22, 23, 24, 25.

1262 Post Road Motion was made by Ms. Francis, seconded by Mr. Braman and the members present unanimously **VOTED TO APPROVE** the Zoning Compliance application of LJM 1262 Post Road Fairfield, LLC to establish a medical office use in an existing building. Cent. Des. Dist. Mr. Noonan recused himself from this matter and Mr. Elliott voted in his place.

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. (continued from 7/13/21)

Atty. John Fallon presented this application to the Commission.

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

Atty. John Fallon presented this application to the Commission.

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 6/8/21 and 6/22/21)

Public comment and rebuttal were completed and this hearing was closed.

This meeting adjourned at 9:50 p.m.

James Wendt
Acting Clerk