

**TOWN PLAN AND ZONING COMMISSION  
TOWN OF FAIRFIELD  
MINUTES OF MEETING – MARCH 23, 2021**

The Town Plan and Zoning Commission held a meeting at 6:30 p.m., on Tuesday, March 23, 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, 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. Corcoran and the members present unanimously **VOTED TO APPROVE** the meeting minutes of March 9, 2021.

**452 Brookside Drive** Motion was made by Mr. Levy, seconded by Ms. Francis and the members present unanimously **VOTED TO APPROVE** the request of Atty. John Fallon for a five year extension of a Special Exception/Site Plan on behalf of Chabad of Fairfield.

Ms. Braun abstained from voting on the following application.

**783 Kings Highway** Motion was made by Mr. Braman, seconded by Mr. Noonan and the members present **VOTED TO APPROVE** the request of Al Cammarota for 100% release of \$45,810 bond pertaining to Special Permit improvements. Des. Comm. Dist.

For motion: Braman, Noonan, Francis, Corcoran, Levy,  
Abstained: Braun

**Outdoor Dining** Motion was made by Ms. Braun, seconded by Mr. Braman and the members present unanimously **VOTED TO RECERTIFY** the outdoor dining inventory and COVID Protocol through 2021.

**1143 Sasco Hill Road** Motion was made by Mr. Noonan, seconded by Ms. Braun and the members present unanimously **VOTED TO HAVE** a review of a preliminary subdivision open space proposal at a public hearing.

## PUBLIC HEARING

**Zoning Regulation Amendment** Application of Fairfield Medical, LLC proposing a new Section 12.4.29 “Inclusionary Multi-Family Residential Use with a Housing Opportunity or Workforce Housing Component”.

Atty. Chris Smith presented this application to the Commission.

**4185 Black Rock Turnpike** Zoning Compliance application of Fairfield Medical, LLC pertaining to a 94-unit residential development pursuant to Section 8-30g of the CT General Statutes. Des. Com. Dist.

Atty. Chris Smith presented the rebuttal and this hearing was closed.

**Zoning Regulation Amendment** Application of 15 Unquowa Road, LLC to amend the Sections 12 and 28 of the Zoning Regulations: ( Regulations for the Center Designed District, Off-Street Parking).

Atty. Ray Rizio presented this application to the Commission.

**15 Unquowa Road** Special Permit application of 15 Unquowa Road, LLC pertaining to the construction of a mixed use commercial and residential building. Center Designed Business District.

Atty. Ray Rizio presented this application to the Commission and it will be continued at a future date.

This meeting adjourned at 10:00 p.m.

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Meg Francis  
Secretary

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Dolores Sansonetti  
Clerk