

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – MAY 25, 2021**

The Town Plan and Zoning Commission held a meeting at 6:30 p.m., on Tuesday, May 25, 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

Alternate Members Present: Michael DiGiacomo, Peter Elliott

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

Mr. Elliott sat in place of Mr. Noonan.

Meeting Minutes Motion was made by Ms. Francis, seconded by Mr. Braman and the members present unanimously **VOTED TO APPROVE** the Meeting Minutes of May 11, 2021.

Meeting Minutes Motion was made by Ms. Francis, seconded by Mr. Braman and the members present unanimously **VOTED TO APPROVE** the Meeting Minutes of May 12, 2021.

45 Sherman Street Motion was made by Ms. Braun, seconded Mr. Elliott and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Permit application of 45 Sherman Street, LLC for a second floor dormer addition for an existing commercial building. Cent. Des. Dist.

323 Old Dam Road Motion was made by Ms. Braun, seconded by Ms. Francis and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Exception and Coastal Site Plan application of Esplanade, LLC pertaining to the construction of a single family dwelling. Flood Plain Dist.

888-898 Oldfield Road Motion was made by Mr. Levy, seconded by Mr. Elliott and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Zoning Compliance and Coastal Site Plan application of 888 Oldfield, LLC pertaining to a 13 unit residential development pursuant to Section 8-30g of the CT General Statutes. Res. B Zone

Zoning Regulation Amendments Application of 15 Unquowa Road, LLC to amend the Sections 12 and 28 of the Zoning Regulations. (Regulations for the Center Designed Business District, Off Street Parking). This application was withdrawn.

801 Post Road Special Permit application of Samuel Gardner, Architect, pertaining to additions and alterations to establish a restaurant use. Des. Comm. Dist.
This application was withdrawn.

105 Woodrow Avenue Motion was made by Ms. Braun, seconded by Ms. Francis and the members present unanimously **VOTED TO APPROVE** the Zoning Compliance application of Dr. Jessica Melman to establish a veterinary hospital in a portion of an Existing commercial building. Des. Comm. Dist.

937 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 Xynaptica Corp. to convert existing second floor office space to two residential apartments. Des. Comm. Dist.

Planning Discussion Ms. Harrigan and Mr. Wendt made a presentation regarding the Transit Oriented Development Study. The Commission then discussed various potential regulation proposals recommended in the study.

This meeting adjourned at 8:48 p.m.

Meg Francis
Secretary

Dolores Sansonetti
Clerk

