

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – JUNE 22, 2021**

The Town Plan and Zoning Commission held a meeting at 6:30 p.m., on Tuesday, June 22, 2021. The Town is conducting this meeting via WEBEX.

Members Present: Matt Wagner, Chairman; Lenny Braman, Vice Chairman; Meg Francis, Secretary; Mark Corcoran, Steven Levy, Thomas Noonan

Alternate Member Present: Michael DiGiacomo, Fredda Gordon

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

Ms. Gordon sat in place of Ms. Braun

Meeting Minutes Motion was made by Ms. Francis, seconded by Mr. Corcoran and the members present unanimously **VOTED TO APPROVE** the Meeting Minutes of June 8, 2021.

1073 North Benson Road Motion was made by Mr. Noonan, seconded by Mr. Corcoran and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Exception application of Fairfield University to establish student housing in a portion of an existing building formerly occupied by a student infirmary. AA Zone

750 Post/42 Eliot Street Motion was made by Mr. Noonan, seconded Mr. Corcoran, and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Permit application of 750 Post Road Associates, LLC pertaining to the construction of a new restaurant. Des. Comm. Dist.

2181 Black Rock Turnpike Motion was made by Mr. Noonan, seconded by Mr. Corcoran and the members present unanimously **VOTED TO APPROVE** the Zoning Compliance application of R-K Black Rock 1, LLC to establish a medical office in a former retail space. Des. Comm. Dist.

Mr. Levy Recused himself and Mr. DiGiacomo voted in his place.

2317 Black Rock Turnpike Motion was made by Mr. Braman, seconded by Mr. Noonan and the members present unanimously **VOTED TO APPROVE** the Zoning Compliance of Fairfield Woods Plaza, LLC to relocate and refurbish an existing pole sign. Des. Comm. Dist.

Note: The Commission approves the requested reduction in street setback for the re-located sign.

1019 Fairfield Beach Road Motion was made by Mr. Noonan, seconded by Mr. Levy and the members present unanimously **VOTED TO APPROVE** the Coastal Site Plan Application of Tom Ganim pertaining to the construction of a single family dwelling. Beach Dist.

Ms. Braun arrived at this time.

1501 1525 Kings Highway The Commission will conduct a non-binding pre-application review discussion for a potential development proposal.

Atty. William Fitzpatrick made a presentation to the Commission.

PUBLIC HEARING

45 Sherman Street Zoning Compliance application of 45 Sherman Street, LLC for a second floor dormer application for an existing commercial building. Cent. Des. Dist.

Atty. John Fallon made a presentation to the Commission.

38 Beaumont Street Application of AAP Builders, LLC to establish a Residence B Zone on a portion of a property zoned Designed Commercial District.

Atty. Ray Rizio made a presentation to the Commission.

5545 Park Avenue Zoning Compliance application of Primrose Development, LLC for a 120 unit residential development pursuant to Section 8-30g of the CT General Statutes. R3 Zone (continued from June 8, 3021)

Public comment continued and will be continued at a subsequent meeting.
This meeting adjourned at 9:53 p.m.

Meg Francis
Secretary

Dolores Sansonetti
Clerk