

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

The Town Plan and Zoning Commission held a meeting at 6:30 p.m., on Tuesday, April 13, 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 Mr. Corcoran, seconded by Ms. Francis and the members present unanimously **VOTED TO APPROVE** the Meeting Minutes of March 23, 2021.

1152 Kings Highway Cutoff Motion was made by Mr. Noonan, seconded by Mr. Corcoran and the members present unanimously **VOTED TO APPROVE** the Request of Fairfield Commons, LLC for 100% release of a \$201,345.00 bond pertaining to Special Permit improvements. Des. Comm. Dist.

528 Black Rock Turnpike Motion was made by Mr. Braman, seconded by Ms. Braun and the members present unanimously **VOTED TO TABLE** the review of revised plans for an approved 23-unit residential building.

236 Commerce Drive Motion was made by Mr. Noonan, seconded by Ms. Braun and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** of the Special Permit application of Pepe’s Pizzeria Napoletana a for one-story kitchen addition. Des. Ind. Dist.

Zoning Regulation Amendment Motion was made by Mr. Noonan, seconded by Ms. Braun and the members present unanimously **VOTED TO TABLE** the 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”.

4185 Black Rock Turnpike Motion was made by Mr. Noonan, seconded by Ms. Braun and the members present unanimously **VOTED TO TABLE** the 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. Comm. Dist.

1814 Post Road Motion was made by Mr. Braman, seconded by Mr. Levy and the members present unanimously **VOTED TO APPROVE** the Zoning Compliance application of Mark Bartolome, Architect to establish a food service use in an existing building. Cent. Des. Bus. Dist.

PUBLIC HEARING

1143 Sasco Hill Road Review of preliminary subdivision open space proposal.

Atty. Ray Rizio presented this application to the Commission.

Zoning Regulation Amendment Application of 15 Unquowa Road, LLC to amend the Sections 12 and 28 of the Zoning Regulations.

Atty. Ray Rizio presented this application to the Commission.

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

Atty. Ray Rizio withdrew this matter without prejudice.

This meeting adjourned at 9:34 p.m.

Meg Francis
Secretary

Dolores Sansonetti
Clerk