

**TOWN PLAN AND ZONING COMMISSION  
TOWN OF FAIRFIELD  
MINUTES OF MEETING – APRIL 27, 2021**

The Town Plan and Zoning Commission held a meeting at 6:30 p.m., on Tuesday, April 27, 2021. The Town is conducting this meeting via WEBEX.

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

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 for Ms. Braun.

**Meeting Minutes** Motion was made by Ms. Francis, seconded by Mr. Noonan and the members present unanimously **VOTED TO APPROVE** the Meeting Minutes of April 13, 2021.

**1401 Kings Highway** Motion was made by Mr. Noonan, seconded by Mr. Corcoran and the members present unanimously **VOTED TO APPROVE** the Request of 1401 King LLC for 100% release of a \$333,027.50 bond pertaining to Special Permit improvements. Des. Comm. Dist.

**528 Black Rock Turnpike** Motion was made by Ms. Francis, seconded by Mr. Noonan, and the members present unanimously **VOTED TO APPROVE** the review of revised plans for an approved 23-unit residential building, subject to the following conditions:

1. There shall be no sound system installed on the roof.

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

**5545 Park Avenue** Motion was made by Mr. Noonan, seconded by Mr. Corcoran and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Zoning Compliance application of Primrose Development, LLC pertaining to a 120-unit residential building pursuant to Sect. 8-30g of the CT General Statutes. R-3 Zone

**Zoning Regulation Amendment** Motion was made by Mr. Noonan, seconded by Mr. Braman and the members present unanimously **VOTED TO DENY** the application of Fairfield Medical, LLC proposing a new Section 12.4.29 “Inclusionary Multi-Family

**Zoning Regulation Amendment** Motion was made by Mr. Noonan, seconded by Mr. Braman and the members present unanimously **VOTED TO DENY** 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” for the following reasons:

1. Time, experience and responsible planning for contemporary or future conditions does not reasonably indicate the need for the proposed amendment.
2. It has not been demonstrated that the proposal is warranted and would serve the general health, welfare and safety of the Town.

**4185 Black Rock Turnpike** Motion was made by Mr. Noonan, seconded by Mr. Braman and the members present **VOTED TO APPROVE** 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.

For motion: Wagner, Braman, Corcoran, Noonan, DiGiacomo, Elliott  
Against motion: Francis

**1143 Sasco Hill Road** Motion was made by Mr. Noonan, seconded by Mr. Corcoran and the members present unanimously **VOTED TO RECOMMEND FAVORABLY** the applicant’s proposal to provide open space to be transferred to an association of lot owners.

**Zoning Regulation Amendments** Motion was made by Mr. Noonan, seconded by Mr. Braman and the members present unanimously **VOTED TO TABLE** the application of 15 Unquowa Road, LLC to amend the Sections 12 and 28 of the Zoning Regulations. (Center Designed Business District, Off-Street Parking)

Mr. DiGiacomo was present at this time and sat in place for Mr. Levy on the following applications:

**1401 Kings Highway** Motion was made by Mr. Noonan, seconded by Mr. Corcoran and the members present unanimously **VOTED TO APPROVE WITH CONDITIONS** the Zoning Compliance application of 1401 King, LLC for an overall sign plan subject to the following condition:

1. The street number must appear on the monument sign.

**525 Tunxis Hill Cutoff** Motion was made by Mr. Noonan, seconded by Mr. Corcoran and the members present unanimously **VOTED TO APPROVE WITH CONDITIONS** the Zoning Compliance application of Chip’s Family Restaurant for seasonal outdoor dining. Des. Comm. Dist.

1. The proposed outdoor patio is approved for seasonal use April 1<sup>st</sup> through October 31<sup>st</sup> and subject to annual renewal.
2. There shall be no outdoor music or sound system.
3. All furniture must be removed in the off-season.

**788 Oldfield Road** Motion was made by Mr. Noonan, seconded by Mr. Corcoran and the members present unanimously **VOTED TO APPROVE** the Coastal Site Plan application of Bertalan Pall pertaining to the construction of a two-family dwelling.  
B Zone

### **PUBLIC HEARING**

**236 Commerce Drive** Special Permit application of Pepe's Pizzeria Napoletano pertaining to a one story kitchen addition. Des. Ind. Dist.

This application was withdrawn by the applicant.

**Zoning Regulation Amendment** Application of Fairfield University to amend Section 5.2.5.4 of the Zoning Regulations (lot coverage and floor area).

This application was withdrawn by the applicant.

This meeting adjourned at 8:20 p.m.

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Meg Francis  
Secretary

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Dolores Sansonetti  
Clerk