

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – JUNE 8, 2021**

The Town Plan and Zoning Commission held a meeting at 6:30 p.m., on Tuesday, June 08, 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 Member Present: Fredda Gordon

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

Ms. Gordon sat in place of Mr. Noonan.

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

2780 Redding Road Motion was made by Ms. Braun, seconded by Mr. Levy and the Members present **VOTED TO RECOMMEND** a fee in lieu of proposed subdivision open space. AAA Zone

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

669 Harbor Road Motion was made by Mr. Levy, seconded Ms. Francis, and the members present unanimously **VOTED TO APPROVE** the request of Pequot Yacht Club to permit a temporary construction driveway to be established as a permanent entry drive. R-3 Zone

Mr. Wagner recused himself from voting on this application.

1143 Sasco Hill Road Motion was made by Mr. Levy, seconded by Mr. Corcoran and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Subdivision and Coastal Site Plan application of 1143 Sasco Hill Road, LLC for seven (7) lots in a AAA Zone.

38 Beaumont Street Motion was made by Mr. Corcoran, seconded by Ms. Braun and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Zone Change application of AAP Builders, LLC to establish a residence B Zone on a portion of a property presently zoned Designed Commercial District.

PRE – APPLICATION REVIEW

81 Black Rock Turnpike The Commission conducted a non-binding pre-application review discussion for a potential development proposal.

Atty. John Fallon made a presentation to the Commission.

PUBLIC HEARING

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. R-3 Zone

Atty. Ray Rizio made a presentation to the Commission.

This hearing is continued to June 22, 2021.

This meeting adjourned at 9:30 p.m.

Meg Francis
Secretary

Dolores Sansonetti
Clerk