

**TOWN PLAN AND ZONING COMMISSION**

**TOWN OF FAIRFIELD**

**MINUTES OF MEETING – JANUARY 11, 2022**

The Town Plan and Zoning Commission held a Meeting at 6:30 p.m., on Tuesday, January 11, 2022. The Town conducted this meeting via WEBEX

Members Present: Tommy Noonan, Chairman; Lenny Braman, Vice Chairman; Meg Francis, Secretary; Kathy Braun; Dan Ford; Alexis Harrison; Steve Levy, Steve Leahy, (via phone).

Alternate Members Present: Fredda Gordon and Sarah Keitt

Town Department Members Present: Jim Wendt, Planning Director  
Emmeline Harrigan, Asst. Planning Director  
Josephine Keogh, Clerk

**Meeting Minutes** Motion was made by Ms. Francis, seconded by Mr. Levy and members present unanimously **VOTED TO APPROVE** the Meeting Minutes of December 14, 2021.

**1143 Sasco Hill Road** Motion was made by Ms. Braun, seconded by Mr. Mr. Levy and the members present unanimously **VOTED TO APPROVE** the request of Atty. Chris Russo for a 90-day extension to record the final Subdivision Map.

**2-6 Beacon Square** Zoning Compliance Application of Beacon Square Properties, LLC, pertaining to a 26-unit residential development pursuant to Section 8-30g of the CT General Statutes. **APPLICATION HAS BEEN WITHDRAWN**

**2405 Black Rock Turnpike** Motion was made by Ms. Harrison, seconded by Ms. Francis to approve the application conditioned on eliminating the proposed new gas pump island. After decision, the Commission voted on the proposed condition.

For the Motion: Braun, Harrison

Against the Motion: Noonan, Braman, Ford, Francis, Levy.

Therefore, the motion did not carry.

Motion was then made by Mr. Levy, seconded by Mr. Braman and the members present unanimously **VOTED TO APPROVE** the Special Exception and Special Permit applications of Shiraz Choudhary for additions and renovations to convert existing service bays to retail use and additional gas pump island subject to the following conditions:

1. Pursuant to Section 28.10 of the Zoning Regulations, the Commission approves the minimum street setback for the parking spaces along Brookside Drive to 5 feet.

2. New concrete curbs, sidewalks and driveway apron are required on both streets.
3. Inspection ports shall be provided for the subsurface detention system.
4. A bond shall be posted to secure site improvements.

For the Motion: Noonan, Braman, Ford, Levy

Against the Motion: Braun, Francis, Harrison

**1215 Post Road** Motion was made by Mr. Levy, seconded by Mr. Ford and the members present unanimously **VOTED TO APPROVE** the Application of Nichols MD of Fairfield to establish a Medical Office in a portion of an existing building. Cent. Des. Dist.

**56 Sasco Hill Road** Motion was made by Mr. Ford, seconded by Mr. Braman and the members present unanimously **VOTED TO APPROVE** the Coastal Site Plan application of Steve Sucic regarding demolition and reconstruction of a single family dwelling subject to the following conditions:

1. The utilities room must be elevated to elevation 11.0.
2. The orientation of the on-site detention shall be re-orientated under the patio to limit proposed grading beyond the rear of the structure.
3. Plantings to be installed and maintained in accordance with the coastal planting plan submitted.

For the motion: Noonan, Braman, Francis, Levy, Ford,

Against the motion: Braun, Harrison

#### **PUBLIC HEARING**

**83 Castle Avenue** Zoning Compliance Application of Berwick Associates, LLC pertaining to a 43-unit residential development pursuant to Section 8-30g of the CT General Statutes. Res. C Zone

Atty. Raymond Rizio presented the application to the Commission.

Meeting adjourned at: 10:00 p.m.

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Meg Francis, Secretary

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Josephine M. Keogh, Clerk