

**TOWN PLAN AND ZONING COMMISSION  
TOWN OF FAIRFIELD  
MINUTES OF MEETING – MARCH 8, 2022**

The Town Plan and Zoning Commission held a Meeting at 6:30 p.m., on Tuesday, March 8, 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

Alternate Members Present: Fredda Gordon

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 Ms. Harrison and members present unanimously **VOTED TO APPROVE** the Meeting Minutes of February 22, 2022.

**936 Sasco Hill Road** Motion was made by Mr. Braman, seconded by Mr. Levy and members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Exception application of the Country Club of Fairfield pertaining to the construction of a new paddle tennis court and warming hut. AAA Zone.

**Zoning Regulation Amendment** Motion was made by Mr. Braman seconded by Mr. Levy and members present **VOTED TO TABLE** the application of the Town Plan and Zoning Commission to amend Section 6.0 of the Zoning Regulations (Accessory Apartments) and proposed opt-out of State mandated language.

For motion: Levy, Noonan, Braman, Ford, Francis  
Against motion: Braun, Harrison

**Zoning Regulation Amendment** Motion was made by Mr. Levy seconded by Mr. Ford and members present **VOTED TO APPROVE** the application of Sacred Heart University to amend Section 5.2.5 of the Zoning Regulations as follows:

Proposed New Section:

5.2.5.5 with respect to college and university uses designated in Section 5.1.4 (d) which are located in Zoning District R-3, neither the aggregate lot coverage of all buildings and structures on any lot, nor the total area of all buildings and other structures on any lot, excluding basement and parking garages per Section 5.2.5.4, shall exceed the following percentages of the area of the lot.

Lot Coverage	Total Floor Area
20%	40%

For motion: Levy, Ford, Noonan, Braman, Francis, Harrison  
Against motion: Braun

**175 Jefferson Street** Motion was made by Mr. Levy seconded by Mr. Ford and members present **VOTED TO APPROVE** the Special Exception application of Sacred Heart University pertaining to the construction of additional student housing. R-3 Zone

For motion: Levy, Ford, Noonan, Braman, Francis, Harrison  
Against motion: Braun

### **PUBLIC HEARING**

**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. R-3 Zone

Atty. John Fallon continued his presentation.

Following public comment and rebuttal, the hearing was closed.

Meeting adjourned at 9:10 p.m.

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Meg Francis, Secretary

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Josephine M. Keogh, Clerk