

**TOWN PLAN AND ZONING COMMISSION  
TOWN OF FAIRFIELD  
MINUTES OF MEETING – APRIL 26, 2022**

The Town Plan and Zoning Commission held a Meeting at 6:30 p.m., on Tuesday, April 26, 2022. The Town conducted this meeting via WEBEX

Members Present: Tommy Noonan, Chairman; Meg Francis, Secretary; Kathy Braun; Alexis Harrison; Steve Levy

Alternate Members Present: Fredda Gordon; Sarah Keitt

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

Ms. Gordon sat for Mr. Braman

Ms. Keitt sat for Mr. Ford

**Meeting Minutes** Motion was made by Ms. Francis, seconded by Ms. Harrison and members present unanimously **VOTED TO APPROVE** the Meeting Minutes of March 22, 2022, and April 12, 2022.

**1252 Pequot Avenue** Motion was made by Mr. Levy, seconded by Ms. Francis and members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Subdivision application of Polly Barry and Richard Clarida for two (2) lots in an R3 Zone.

**Zoning Regulation Amendment** Motion was made by Mr. Levy, seconded by Ms. Francis and members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** application of 15 Unquowa Road, LLC to amend Section 12.3 (Center Designed Business District) to include “Inclusionary Multi-Family Residential Use with a Housing Opportunity or Workforce Housing Component”.

**15 Unquowa Road** Motion was made by Mr. Levy, seconded by Ms. Francis and members present **VOTED TO RECOMMEND TO PUBLIC HEARING** Zoning Compliance application of 15 Unquowa Road, LLC pertaining to a 63-unit residential development pursuant to Sect. 8-30g of the CT General Statutes.

**1609 Fairfield Beach Road** Motion was made by Ms. Braun, seconded by Ms. Harrison to approve conditioned on equal side setbacks being provided.

For motion: Braun

Against motion: Noonan, Francis, Harrison, Gordon, Keitt, Levy

Therefore, the motion did not carry.

Motion was then made by Mr. Levy, seconded by Ms. Francis and members present **VOTED TO APPROVE** the Special Exception and Coastal Site Plan application of Gregory Sargent pertaining to the demolition and reconstruction of a single-family dwelling, subject to the following conditions:

1. Native plantings be installed and maintained in accordance with the Coastal Planting Plan.
2. Construction to be in compliance with Section 32.0 (Flood Protection).
3. Storm water detention system to be installed as shown.
4. Soil erosion and sedimentation controls be installed and maintained during the entire construction period.
5. No additional patio or pavement area is permitted water-ward of the proposed porch.
6. Setback from Long Island Sound for the new dwelling be no closer than the existing closest point of the existing dwelling pursuant to Section 11.12.

For motion: Noonan, Francis, Keitt, Harrison, Levy, Gordon

Against motion: Braun

**936 Sasco Hill Road** Motion was made by Ms. Braun, seconded by Ms. Francis and members present **VOTED TO APPROVE** 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

**855 Stillson Road** Motion was made by Mr. Levy seconded by Ms. Braun and members present **VOTED TO APPROVE** the Subdivision application of 855 Stillson Road, LLC for two (2) lots in an A Zone, subject to the following conditions:

1. Compliance with the following numbered items on the Subdivision Conditions of Final Approval list: 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 19, 21, 22, 23, 24, 25.

## **PUBLIC HEARING**

**92 Center Street** Special Exception and Coastal Site Plan application of Southport School to utilize an existing residence for school administrative use. R3 Zone.

The application was postponed to a later date.

**321-325 Reef Road** Special Permit and Coastal Site Plan application of Phoenix at Reef Road Corp. pertaining to additions and alterations to an existing building To convert to residential use. (9-units). Neigh. Des. Bus. Dist.

Atty. Raymond Rizio presented the proposed application to the Commission.

Following public comment, the hearing was closed.

Meeting adjourned at 8:30 p.m.

---

Meg Francis, Secretary

---

Josephine M. Keogh, Clerk