

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – MAY 10, 2022**

The Town Plan and Zoning Commission held a Meeting at 6:30 p.m., on Tuesday, May 10, 2022. The Town conducted its meeting at the Fairfield Fire School, 205 Richard White Way, Fairfield, Connecticut, and via WEBEX

Members Present: Tommy Noonan, Chairman; Lenny Braman; Meg Francis, Secretary; Kathy Braun (Via WEBEX); Dan Ford; Alexis Harrison; Steve Levy

Alternate Members Present: Sarah Keitt

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

Meeting Minutes Motion was made by Ms. Francis, seconded by Mr. Braman and members present unanimously **VOTED TO APPROVE** the Meeting Minutes of April 26, 2022.

116 Sherman Street Motion was made by Ms. Francis, seconded by Mr. Levy and members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Permit application of MTM Sherman Street, LLC pertaining to a new 3-story mixed-use building. Cent. Des. Dist.

1073 North Benson Road Motion was made by Ms. Francis, seconded by Mr. Levy and members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Exception application of Fairfield University pertaining to a new student dormitory. AA Zone.

723 South Pine Creek Road Motion was made by Ms. Francis, seconded by Mr. Levy and members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Subdivision and Coastal Site Plan application of Montauk Builders, LLC for two (2) lots on a B Zone.

321-325 Reef Road Motion was made by Ms. Harrison, seconded by Mr. Levy, and members present unanimously **VOTED TO APPROVE** the 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., subject to the following conditions of approval:

1. New concrete curb, sidewalk, driveway aprons as well as landscaping and drainage shall be provided in accordance with the plans.
2. Construction to be in conformance with Fairfield's Flood Protection Regulations (Section 32).
3. A bond shall be posted to secure site improvements.

Mr. Ford recused himself on this application and was replaced by Ms. Keitt.

536 Post Road Motion was made by Ms. Braun, seconded by Ms. Harrison and Members present unanimously **VOTED TO APPROVE** the Zoning Compliance application of Bohler Engineering, on behalf of McDonald's for a modification of an existing drive-thru. Des. Comm. Dist.

PUBLIC HEARING

236 Commerce Drive Special Exception and Coastal Site Plan application of Frank Pepe Development Company, LLC pertaining to a new one-story building for take-out. Des. Ind. Dist.

Atty. John Fallon presented this application to the Commission.

The Commission closed the hearing.

750 Tahmore Drive Special Exception application of St. Catherine Center for Special Needs pertaining to an addition to an existing school. R3 Zone

Atty. John Fallon presented this application to the Commission.

Following public comment and Atty. Fallon's rebuttal, the Commission closed the hearing.

Meeting adjourned at 8:30 p.m.

Meg Francis, Secretary

Josephine M. Keogh, Clerk