

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

The Town Plan and Zoning Commission held a Meeting at 6:30 p.m., Tuesday, July 26, 2022. The Town conducted its meeting at the Fairfield Fire School, 205 Richard White Way, Fairfield, Connecticut, and via WEBEX.

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

Alternate Members Present: Fredda Gordon, (via WEBEX); Sarah Keitt, (via WEBEX); Steve Leahy (via Phone).

Town Department Members Present: Jim Wendt, Planning Director  
Emmeline Harrigan, Asst. Planning Director  
Matt Decker, Zoning Enforcement Officer  
Josephine M. Keogh, Clerk (via WEBEX)

Ms. Keitt sat in place of Mr. Noonan.

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

**224-230 Oldfield Road** Motion was made by Mr. Levy, seconded by Ms. Francis and members present unanimously **VOTED TO APPROVE** the Request of 230 Oldfield Road, LLC for 100% release of a \$53,094 bond pertaining to site improvements.

**1485 Stillson Road** Motion was made by Ms. Francis, seconded by Ms. Harrison and members present unanimously **VOTED TO MOVE TO PUBLIC HEARING** the Re-subdivision application of Sanddollar Development, LLC for two (2) lots Res. A Zone.

**116 Sherman Street** Motion was made by Mr. Levy, seconded by Ms. Francis and members present unanimously **VOTED TO APPROVE** 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 Mr. Levy, seconded by Ms. Francis, and members present unanimously **VOTED TO APPROVE** the Special Exception application of Fairfield University pertaining to the construction of a new student dormitory subject to the following conditions:

1. The applicant shall implement the recommendation of the Tree Warden with regard to opportunities for additional trees and other plantings between the existing sidewalk and proposed berm.
2. A Bond shall be posted to secure site improvements.

**1485 Black Rock Turnpike** Motion was made by Ms. Braun, seconded by Ms. Harrison and members present unanimously **VOTED TO APPROVE** the Zoning Compliance application of Hambell, LLC to establish an office use in a former food service establishment. Neigh. Des. Dist.

**1410-1424 Post Road** Motion was made by Ms. Braun seconded by Ms. Harrison and members present unanimously **VOTED TO APPROVE** the Zoning Compliance application of Fairfield Community Theater, LLC for interior alterations to convert existing office space to a single residential apartment. Cent. Des. Dist.

### **PUBLIC HEARING**

The Commission acknowledged the receipt of an intervention petition filed by Fairfield Center Alliance, LLC.

Mr. Ford then recused himself on this matter.

**Zoning Regulation Amendment** Application of 15 Unquowa Road, LLC to amend Section 12.3 of the Zoning Regulations (Center Designed Business District) Proposed new Section 12.3.29 “Inclusionary Multi-Family Residential Use with a Housing Opportunity or Workforce Housing Component”

**15 Unquowa Road** Zoning Compliance application of 15 Unquowa Road, LLC pertaining to the construction of a 63-unit residential building pursuant to Section 8-30g of the CT General Statutes. Cent Des. Bus. Dist. (continued from 06/14/22 and 06/28/22).

Atty. Smith completed his presentation on this matter.

The Public Hearing is continued to August 2, 2022.

Meeting adjourned at 10:00 p.m.

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Meg Francis, Secretary

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Josephine M. Keogh, Clerk