

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – AUGUST 9, 2022**

The Town Plan and Zoning Commission held a Special Meeting at 6:30 p.m., Tuesday, August 9, 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, Vice Chairman; Kathy Braun; Alexis Harrison

Alternate Members Present: Sarah Keitt; Fredda Gordan (via WEBEX); Steve Leahy (via WEBEX).

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

Mr. Leahy sat in place of Ms. Francis, Ms. Keitt sat in place of Mr. Levy and Ms. Gordon sat in place of Mr. Ford.

Meeting Minutes Motion was made by Mr. Braman, seconded by Ms. Keitt and members present unanimously **VOTED TO APPROVE** the Meeting Minutes of July 18, 2022, July 26, 2022, and August 2, 2022.

321-325 Reef Road Motion was made by Ms. Keitt, seconded by Ms. Harrison and members present unanimously **VOTED TO MOVE TO APPROVE** the Request of Phoenix at Reef Corp for 50% release of \$84,974 bond pertaining to Special Permit improvements. Neigh. Des. Dist.

40 Hillside Road Motion was made by Mr. Braman, seconded by Ms. Harrison and members present unanimously **VOTED TO MOVE TO PUBLIC HEARING** the Zone change application of 40 Hillside Road LLC to establish a Neighborhood Designed Business District on land presently zoned AAA

40 Hillside Road Motion was made by Mr. Braman, seconded by Ms. Harrison and members present unanimously **VOTED TO MOVE TO PUBLIC HEARING** the Zone Special Permit application of 40 Hillside Road LLC pertaining to the construction of a veterinary hospital.

PUBLIC HEARING

190 Sherman Street Special Permit application of McKenzie Real Estate Corp., LLC, pertaining to a 24'x 7' two-story addition to an existing office. Cent. Des. Dist.

Attorney John Fallon presented this application to the Commission.

Ms. Francis arrived at this time.

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 6/14/22, 6/28/22, 7/26/22, 8/2/22).

Atty. Christopher Smith completed his rebuttal on this matter.

Mr. Leo Redgate and Mr. Steve Trinkaus with Trinkaus Engineering, LLC, spoke on behalf of Fairfield Center Alliance, LLC (the “Intervenor”).

Meeting adjourned at 10:15 p.m.

Meg Francis, Secretary

Josephine M. Keogh, Clerk