

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – NOVEMBER 15, 2022**

The Town Plan and Zoning Commission held a Special Meeting at 6:30 p.m., Tuesday, November 15, 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; Meg Francis, Secretary; Kathy Braun (via WEBEX); Dan Ford; Alexis Harrison; Steve Levy.

Alternate Members Present: Sarah Keitt and Steve Leahy (via WEBEX).

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

Meeting Minutes Motion was made by Ms. Francis, seconded by Mr. Ford and members present **VOTED TO APPROVE** the Meeting Minutes of October 11, 2022.

For Motion: Noonan, Francis, Braun, Ford, Harrison, Levy.
Abstained: Braman.

376 Quincy Street Motion was made by Mr. Levy seconded by Mr. Ford and members present **VOTED TO APPROVE** the referral for recommendation regarding Town acquisition.

Cannabis Prohibition Motion was made by Mr. Levy, seconded by Mr. Braman and members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the discussion of potential extension of prohibition and consider a one (1) year Moratorium.

Ms. Braun left the meeting at this time and was replaced by Ms. Keitt.

345 Reef Road Motion was made by Mr. Levy, seconded by Ms. Harrison and members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Permit and Coastal Site Plan application of Phoenix at 345 Reef Road Corp., pertaining to three (3) multi-family residential dwellings containing a total of Nine (9) dwelling units. Neighborhood Designed District.

Zoning Regulation Amendment Motion was made by Mr. Levy seconded by Mr. Braman and members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the application on Spot On Fairfield, LLC to amend Section 12.4.12 regarding veterinary hospitals to include boarding and dog daycare.

2269 Post Road Motion was made by Mr. Levy, seconded by Mr. Braman and members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Permit application of Spot On Fairfield, LLC to establish a Veterinary Hospital with boarding and dog day care in an existing building. Des. Comm. Dist.

917 Mill Hill Terrace Motion was made by Mr. Levy, seconded by Mr. Ford and members present **VOTED TO APPROVE** the Request of Maplewood Senior Living for 100% release of a \$191,285.00 bond pertaining to Special Exception improvements. A Zone. (tabled 10/11/22)

Ms. Braun returned to the meeting at this time.

81 Black Rock Turnpike The Commission conducted a non-binding pre-application review discussion for a potential development proposal.

Attorney Christopher Russo presented this application to the Commission. Andy Montelli, Principal, Post Road Residential, John Mcfadyen, Associate, Post Road Residential, and Seelan Pather, LEED AP Principal, Beinfield Architecture, also spoke on behalf of the application.

PUBLIC HEARING

Zoning Regulation Amendment Application of the Economic Development to Amend Section 12.3.15; 12.4.17; 12.5.15; 13.14.2; 21.16.3.12 and 28.6.12 of the Zoning Regulations regarding outdoor dining.

Mark Barnhart, Director of Economic Development, presented this application to the Commission.

Following Mr. Barnhart's presentation, the hearing was closed.

Meeting adjourned at 9:26 p.m.

Meg Francis, Secretary

Josephine M. Keogh, Clerk