

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – DECEMBER 13, 2022**

The Town Plan and Zoning Commission held a Meeting at 6:30 p.m., Tuesday, December 13, 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, (via WebEx); Vice Chairman; Meg Francis, Secretary; Kathy Braun (via WebEx); Dan Ford; Alexis Harrison; Steve Levy.

Alternate Members Present: Tom Corsillo and Sarah Keitt.

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

Prior to the meeting, newly elected Alternate, Tom Corsillo, was sworn in by Mr. Noonan.

Mr. Noonan asked for a moment of silence for Atty. Bill Fitzpatrick and his family on the passing of their son, Kevin.

Meeting Minutes Motion was made by Ms. Francis, seconded by Mr. Levy and members present **VOTED TO APPROVE** the Meeting Minutes of November 15, 2022.

Organizational Meeting:

Election of Officers Motion was made by Mr. Braman seconded by Mr. Ford, and members present unanimously **VOTED TO ELECT** Mr. Noonan as Chairman.

Motion was made by Mr. Noonan, seconded by Mr. Levy, and members present unanimously **VOTED TO ELECT** Mr. Braman as Vice Chairman.

Motion was made by Mr. Levy, seconded by Mr. Ford and members present unanimously **VOTED TO ELECT** Ms. Francis as Secretary.

Mr. Noonan, Mr. Braman, and Ms. Francis accepted their nominations.

Schedule of Meetings Motion was made by Ms. Levy, seconded by Mr. Ford and the members present unanimously **VOTED TO APPROVE** the Schedule of Meetings for 2023.

Commissioner Training

Ms. Harrigan updated the Commission on the training of three (3) new requirements under Sec. 9 of Public Act 21-29; (1) municipal land use officials, (2) the establishment of land use training guidelines, and (3) the reporting on training compliance.

1252 Pequot Avenue Motion was made by Ms. Francis seconded by Ms. Harrison and members present unanimously **VOTED TO APPROVE** the request of Atty. William Fitzpatrick for a 90-day extension to record final subdivision map.

Closed Executive Session Motion was made by Mr. Levy seconded by Mr. Ford and members present unanimously **VOTED** to close the public hearing to go into executive session to discuss litigation regarding 15 Unquowa Road.

The Commission returned to the public hearing; no votes or decisions were made.

Zoning Regulation Amendment Motion was made by Ms. Francis seconded by Mr. Ford and members present unanimously **VOTED TO TABLE** the 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.

1001-1015 South Pine Creek Road Motion was made by Mr. Levy, seconded by Mr. Ford and members present unanimously **VOTED TO TABLE** the Coastal Site Plan application of 1001 South Pine Creek, LLC pertaining to the construction of a new two-family dwelling.

PUBLIC HEARING

636 Kings Highway Special Exception application of Moneca Harrison to establish a day nursery in a portion of an existing building. Des. Comm. Dist.

Moneca Harrison presented the proposed application to the Commission. Ms. Harrison's Landlord, Robert Rifkin, was also present.

345 Reef Road Special Permit and Coastal Site Plan application of Phoenix at 345 Reef Road Corp. pertaining to a 9-unit residential development. Neigh Des. Dist. Mr. Ford recused himself on this matter.

Ray Rizio presented the proposed application to the Commission.

Following public comment and Atty. Rizzio's rebuttal, the public hearing was closed.

Meeting adjourned at 9: 18 p.m.

Meg Francis, Secretary

Josephine M. Keogh, Clerk