

**TOWN PLAN AND ZONING COMMISSION
AFFORDABLE HOUSING COMMITTEE
TOWN OF FAIRFIELD
MINUTES OF SPECIAL JOINT MEETING – DECEMBER 14 2022**

The Town Plan and Zoning Commission and the Affordable Housing Committee held a Special joint meeting at 6:30 p.m., on Wednesday, December 14, 2022 in the Board of Education second floor conference room.

TPZ Members Present: Tommy Noonan, Chairman; Lenny Braman, (WebEx) Vice Chairman; Meg Francis, Secretary; Kathy Braun; Alexis Harrison; Tom Corsillo

AHC Members Present: Steve Grathwohl, Chairman; Gwynne Alperovich (WebEx); Joanne Csonka; Heather Dubrosky (WebEx), Urb Liemkuhler

Town Staff Members Present: Jim Wendt, Planning Director; Emmeline Harrigan, Asst. Planning Director; Mark Barnhart, Dir. Community and Economic Dev.

Also Present: Adam Tecza, FHI Studios (TPZ consultant)

Mr. Wendt provided an introduction as to the background of previous public engagement regarding the update of the Plan of Conservation and Development. The purpose of the meeting was to discuss policies and proposals regarding housing.

Mr. Tecza then presented a power point presentation discussing some of the online public engagement workshop findings. The presentation also discussed potential strategies including expanding the Center Designed District further west to the Mill River and implementing the recommendations made in the TOD Plan regarding to increase housing opportunities in the district. Targeted up-zoning was discussed in limited areas near commercial corridors together with a discussion about potentially modifying the C Zone standards to lower the minimum lot area required for a 4-family dwelling.

Staff asked for feedback as to the potential strategies discussed for inclusion in the ultimate draft plan document.

Meeting adjourned at: 8:45 p.m.

Meg Francis, Secretary