

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – October 10, 2023**

The Town Plan and Zoning Commission held a Meeting at 6:35 p.m., Tuesday, October 10, 2023. 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; Alexis Harrison; Steve Levy (via telephone).

Alternate Members Present: Peter Collins, Tom Corsillo, Jeanine Pocoski

Town Department Members Present: Jim Wendt, Planning Director
Emmeline Harrigan, Asst. Planning Director

Mr. Collins sat for Mr. Ford.

Meeting Minutes Motion was made by Ms. Francis, seconded by Ms. Harrison and members present **VOTED TO APPROVE** the Meeting Minutes of September 26, 2023. (Mr. Braman abstained)

528 Black Rock Turnpike Motion was made by Ms. Francis, seconded by Mr. Braman and the members present unanimously **VOTED TO APPROVE** the request of Al Cammarota for 50% release of a \$65,910 bond pertaining to site improvements in a Res. C Zone

81 Black Rock Turnpike Motion was made by Mr. Braman, seconded by Ms. Harrison, and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the application of Post Road Residential for Special Permit, Coastal Site Plan and Transit Oriented Development Park designation pertaining to a mixed-use commercial/residential development. Des. Ind. Dist / Commerce Drive Des. Dist.

2318 Mill Plain Road Motion was made by Ms. Braun, seconded by Mr. Collins to **TABLE** the application of Sanddollar Development, LLC for 10-lots in an A Zone. The motion was withdrawn, and new motion was made by Mr. Braun, seconded by Mr. Collins to **DENY** to allow for substantive discussion. After discussion, the original motion to **TABLE** was reinstated.

For the motion: Braun, Francis, Harrison, Collins

Against the motion: Noonan, Braman, Levy

Therefore the matter was **TABLED**

883 Black Rock Turnpike Motion was made by Ms. Braun, seconded by Ms. Harrison and the members present unanimously **VOTED TO APPROVE** the Zoning Compliance application of Westport Place, LLC for change of use of a portion of an existing building to medical office. Neigh. Des. Bus. Dist. (Mr. Corsillo voted in place of Mr. Levy).

PUBLIC HEARING

225 Melville Avenue Special Exception and Special Permit application of the Town of Fairfield pertaining to the construction of two (2) new pickleball courts at Tunxis Hill Park. Res. B Zone.

Anthony Calabrese, Dir. of Parks and Rec, and Curt Lowenstein of Landtech presented this application

53 Unquowa Place Special Permit of Jocko Enterprises, LLC pertaining to third floor dormer additions and conversion of upper floors to a single residential apartment. Cent. Des. Dist.

Camille Giacomazza presented this application.

POCD / ZONING REGULATIONS UPDATE

Ms. Harrigan made a presentation for discussion regarding the downtown recommendations in the draft Plan of Conservation and Development with the commission.

The meeting adjourned at 10:05 p.m.

Meg Francis, Secretary