

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – OCTOBER 24, 2023**

The Town Plan and Zoning Commission held a Special Meeting at 6:30 p.m., on Tuesday, October 24, 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.

Alternate Members Present: Tom Corsillo; Jeanine Pocoski.

Town Department Members Present: Jim Wendt, Planning Director
Emmeline Harrigan, Asst. Plann. Dir. (Via WebEx)
Matt Decker, ZEO
Josephine M. Keogh, Clerk

Ms. Pocoski sat for Mr. Ford.

Meeting Minutes Motion was made by Ms. Francis, seconded by Ms. Harrison, and members present unanimously **VOTED TO APPROVE** the Meeting Minutes of October 10, 2023.

110 Woodrow Avenue Motion was made by Ms. Harrison, seconded by Ms. Pocoski and members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Zoning Compliance application of 22 Long Lots Lane, LLC pertaining to a 23-unit residential development, pursuant to Section 8-30g of the Conn. General Statutes. Des. Comm. Dist. Res. B Zone.

2318 Mill Plain Road Motion was made by Mr. Levy, seconded by Ms. Braun, and members present **VOTED TO APPROVE** the Resubdivision application of Sanddollar Development, LLC for 10-lots in an A Zone as shown on plans entitled “Resubdivision Prepared for Sanddollar Development, LLC, #2318 Mill Plain Road Fairfield, Connecticut, dated August 11, 2023, subject to the following conditions:

1. Pursuant to Section 2.3.8 of the Subdivision Regulations, a fee equal to 10% of the value of the land is required (\$122,682). The payment must be made or payment agreement filed on the Land Records prior to recording the final subdivision map.
2. The proposed non-disturbance area shall be shown and noted on the final recorded map. The boundary of the area is to be demarcated in the field. Sample deed restriction language for the impacted lots shall be provided.
3. The final construction plans shall show the painted stop bar moved outside of the Stillson Road right of way.
4. Concrete curbs, sidewalks, and driveway aprons are required and must be shown on the construction plan. The sidewalk for the new road must be shifted so the back edge of the sidewalk is at the property line to create a snow shelf.
5. Show the clear sight line easement restricting plantings for the new intersection.

6. Approval of the proposed street name is required from the Fire Department.
7. As recommended by the traffic report, the applicant shall implement tree removal and trimming along the Stillson Road frontage.
8. The applicant shall request approval of advanced curve warning signs as recommended.
9. Compliance with the following numbered items on the attached Subdivision Conditions of Final Approval: 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 19, 20, 21, 22, 23, 24, 25.

For motion: Noonan, Braman, Francis, Harrison, Levy, Pocoski.
 Against motion: Braun.

225 Melville Avenue Motion was made by Ms. Pocoski, seconded by Ms. Harrison and members present unanimously **VOTED TO RECOMMEND RETURN TO PUBLIC HEARING** to discuss revised plans for the 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.

53 Unquowa Place Motion was made by Ms. Braun, seconded by Mr. Braman and members present unanimously **VOTED TO APPROVE** the Special Permit application of Jocko Enterprises, LLC pertaining to third-floor dormer additions and conversion of upper floors to a single residential apartment. Cent. Des. Bus. Dist.

95 Reef Road Motion was made by Mr. Braman, seconded by Mr. Levy and members present unanimously **VOTED TO APPROVE** the Zoning Compliance application of Mufleh Essaedi to establish a retail use in a portion of an existing building subject to the following condition:

1. As offered by the applicant, there shall be no smoking within the building.

111 Black Rock Turnpike Motion was made by Ms. Francis, seconded by Mr. Pocoski and members present unanimously **VOTED TO APPROVE** the Zoning Compliance application of Elicit Brewing Company for an overall sign plan subject to the following condition:

1. In consideration of forgoing a street-facing wall sign and other related site conditions, the Commission approves the request for a 15' street setback.

POCD /ZONING REGULATIONS UPDATE (Commission discussion)

Mr. Wendt reviewed the downtown presentation made at the last meeting and the Commission engaged in a discussion about the draft POCD downtown strategies.
 Meeting adjourned at 10:00 p.m.

Josephine M. Keogh, Clerk