

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – NOVEMBER 14, 2023**

The Town Plan and Zoning Commission held a Meeting at 6:30 p.m., on Tuesday, November 14, 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; Dan Ford; Alexis Harrison; Steve Levy (via WebEx)

Alternate Members Present: Tom Corsillo and Peter Collins.

Town Department Members Present: Jim Wendt, Planning Director
Emmeline Harrigan, Asst. Plann. Dir.
Josephine M. Keogh, Clerk

Meeting Minutes Motion was made by Ms. Harrison, seconded by Mr. Braman, and members present unanimously **VOTED TO APPROVE** the Meeting Minutes of October 24, 2023.

The Commission recognized Ms. Francis for her ten (10) years of service and Mr. Braman for his four (4) years of service on the Commission.

CEDAS award acknowledgement.

Mr. Barnhart, Dir. of Community and Economic Development, noted the Town was recently awarded a Gold Certification from the Connecticut and Economic Development Association for best practices in Land Use Planning and Economic Development. He shared the plaque the Town received for the award and thanked the staff of Town Planning and Zoning and the Commission for their support and efforts on behalf of the Town.

116 Sherman Street Motion was made by Mr. Braman, seconded by Ms. Francis, and members present unanimously **VOTED TO APPROVE** the request of Michael Meehan for 50% release of a \$62,515 bond pertaining to a Special Permit improvement. Cent. Des. Dist.

54 Sasco Hill Road Motion was made by Mr. Ford, seconded by Ms. Harrison, and members present unanimously **VOTED TO APPROVE** the request of Garrett Wilson for 100% release of a \$64,370 bond pertaining to Special Permit improvements. Des. Comm. Dist.

Cannabis Establishment Prohibition Discussion of extension of prohibition, which expires 02/28/24.

The Commission discussed the extension of the Cannabis Establishment Prohibition.

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.

Kurt Lowenstein, Consultant with Landtech, presented the proposed application to the Commission. Anthony Calabrese, Director of Public Works, was also present.

Following public comment, the hearing was closed.

301 Commerce Drive Special Exception and Coastal Site Plan application of Fairfield Bespoke Ventures, LLC to establish a motorcycle and scooter dealership in an existing building. Des. Ind. Dist.

Mr. Ford recused himself on this matter.

Atty. Russo presented the proposed application to the Commission.

No public comment was heard and the hearing was closed.

POCD /ZONING REGULATIONS UPDATE (Commission discussion)

No discussion was heard on this matter.

The meeting adjourned at 8:25 p.m.

Alexis Harrison, Secretary

Josephine M. Keogh, Clerk