

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – DECEMBER 12, 2023**

The Town Plan and Zoning Commission held a Meeting at 6:30 p.m., on Tuesday, December 12, 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; Tom Corsillo, Vice Chairman; Alexis Harrison, Secretary; Kathy Braun; Dan Ford (via WebEx); Steve Levy; Jeff Randolph.

Alternate Members Present: Peter Collins, (via WebEx); Jeanine Pocoski; Joseph Seibert.

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

Elected Alternate, Ms. Pocoski, was sworn in by Mr. Noonan.

Meeting Minutes Motion was made by Ms. Harrison, seconded by Mr. Corsillo, and members present unanimously **VOTED TO APPROVE** the Meeting Minutes of November 14, 2023.

Mr. Collins sat in place of Mr. Randolph. Ms. Pocoski sat for Mr. Ford.

Election of Officers Motion was made by Mr. Corsillo seconded by Ms. Harrison 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. Corsillo as Vice Chairman.

Motion was made by Mr. Noonan, seconded by Ms. Braun and members present unanimously **VOTED TO ELECT** Ms. Harrison as Secretary.

Mr. Noonan, Mr. Corsillo, and Ms. Harrison accepted their nominations.

Schedule of Meetings Motion was made by Mr. Corsillo, seconded by Ms. Braun and the members present unanimously **VOTED TO APPROVE** the Schedule of Meetings for 2024.

2405 Black Rock Turnpike Motion was made by Mr. Levy, seconded by Mr. Corsillo and members present unanimously **VOTED TO APPROVE** the Request of Shiraz Choudhary for 100% release of a \$23,425 bond pertaining to Special Exception improvements. Des. Comm. Dist.

1073 North Benson Road Motion was made by Mr. Levy, seconded by Ms. Braun, and members present unanimously **VOTED TO APPROVE** the Request of Fairfield University for 100% release of a \$110,315 bond pertaining to Special Exception improvements (Regis West dorm).

Mr. Ford left the meeting at this time.

CLOSED EXECUTIVE SESSION

Discussion of Pending Litigation Berkeley Road, LLC vs. TPZ

Motion was made by Ms. Harrison, seconded by Ms. Braun, and members present **VOTED TO ENTER** into a Closed Executive Session at 6:47 p.m. to discuss pending litigation regarding Berkeley Road, LLC vs. TPZ.

For Motion: Noonan, Corsillo; Harrison, Braun Levy, Randolph.
Abstained: Mr. Ford

Attorney Baldwin joined the Commission in executive session.

The Commission returned from executive session at 8:05. Chairman Noonan noted no motions were made and no decisions were rendered.

1073 North Benson Road Motion was made by Mr. Corsillo seconded by Mr. Randolph and members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Exception application of Fairfield University pertaining to a proposed comfort station and storage buildings at Barlow Field. AA Zone.

225 Melville Avenue Motion was made by Mr. Levy, seconded by Mr. Corsillo, and members present (Noonan, Corsillo, Harrison, Braun, Levy, Collins, Pocoski) **VOTED TO APPROVE** 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 with the following recommendation:

1. The Commission recommends that signs be installed recommending players use soft/quiet type paddles.

301 Commerce Drive Motion was made by Mr. Levy, seconded by Ms. Braun, and members present (Noonan, Corsillo, Harrison, Braun, Levy, Collins, Pocoski) **VOTED TO APPROVE** the Special Exception and Coastal Site Plan application of Fairfield Bespoke Ventures, LLC to establish a Motorcycle and Scooter Dealership in an existing building with the following condition of approval:

1. A revised drainage detention plan shall be submitted to the satisfaction of the Town of Engineer.
2. A bond shall be posted to secure site improvements.

PUBLIC HEARING

110 Woodrow Avenue Zoning Compliance application of 22 Long Lots Lane, LLC for a 23-unit residential development pursuant to Sec. 8-30g of the Connecticut General Statutes. Des. Comm. Dist. and Res. B Zone.

Atty. Fallon presented the proposed application. Also present were, Avind Baur, Engineer; James Jamieson, Architect; Steve Cipolla, Traffic Engineer.

The hearing was continued to January 9, 2024.

D. POCD /ZONING REGULATIONS UPDATE (Commission discussion)

There was no discussion of this matter.

The meeting adjourned at 10:05 p.m.

Alexis Harrison, Secretary

Josephine M. Keogh, Clerk