

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

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

Alternate Members Present: Tom Corsillo and Jeanine Pocoski

Town Department Members Present: Jim Wendt, Planning Director  
Emmeline Harrigan, Asst. Planning Director  
Matthew Decker, ZEO  
Josephine Keogh, Clerk

**Meeting Minutes** Motion was made by Ms. Francis, seconded by Mr. Braman and members present **VOTED TO APPROVE** the Meeting Minutes of February 28, 2023.

For Motion: Noonan, Braman, Francis, Braun, Ford, Levy.  
Abstained: Harrison.

**POCD UPDATE**

Mr. Wendt advised the Commission of the Open House Presentation, Thursday, April 20<sup>th</sup>. at Osborn Hill School. All are encouraged to attend.

**321 Reef Road** Motion was made by Ms. Braun, seconded by Mr. Levy and members present **VOTED TO APPROVE** the request of Atty. Chris Russo on behalf of Phoenix at Reef Road Corp. for review of the modified roof line for an approved project. Neigh. Des. Dist.

Mr. Ford recused himself. Ms. Pocoski sat for Mr. Ford.

**277-301 Berkley Road** Motion was made by Mr. Levy, seconded by Mr. Harrison and members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Zoning Compliance application of Berkley Road, LLC pertaining to a 40-unit residential building pursuant to Section 8-30g of the Conn. General Statutes. B Zone

**190 Sherman Street** Motion was made by Ms. Braun, seconded by Ms. Francis and members present **VOTED TO APPROVE** the Special Permit application of McKenzie Real Estate Group, LLC pertaining to the construction of a detached garage.

For Motion: Noonan, Braman, Francis, Braun, Ford, Levy, Pocoski.

Ms. Pocoski sat in place for Ms. Harrison.

**111 Black Rock Turnpike** Motion was made by Mr. Braman, seconded by Mr. Levy and members present unanimously **VOTED TO APPROVE** the Zoning Compliance application of Ellis Reilly to establish a restaurant and liquor service facility on an existing building with the following conditions of approval:

1. Provide a written agreement with the DOT, granting permission to use part of the Metro train station lot for additional parking.
2. Provide an Easement Agreement from the neighboring property at 81 Black Rock Turnpike to allow for the construction of a pedestrian crosswalk over and through their property.
3. A painted pedestrian walk shall be provided from the public sidewalk to the building entrance.
4. Bike racks shall be provided, pursuant to Section 28.6a.

**937 Post Road** Motion was made by Ms. Francis seconded by Ms. Braun and members present unanimously **VOTED TO APPROVE** the Zoning Compliance application of Ken Camarro for outdoor dining at an existing restaurant with the following conditions of approval:

1. There shall be no outdoor music or sound system.
2. Subject to annual recertification by the Commission.

**Zoning Regulation Amendment** Application of Spot On Fairfield, LLC to amend Section 12.4.12 of the Zoning Regulations. (continued from 1/10/23, 1/24/23, 2/28/23)

**2269 Post Road** Special Permit application of Spot On Fairfield, LLC to establish a veterinary hospital including dog boarding and day care. Des. Comm. Dist. (continued from 1/10/23, 1/24/23, 2/28/23)

Public comment continued and then completed.

Meeting adjourned at 9:12 p.m.

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Meg Francis, Secretary

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Josephine M. Keogh, Clerk