

**TOWN PLAN AND ZONING COMMISSION  
TOWN OF FAIRFIELD  
MINUTES OF MEETING – MAY 23, 2023**

The Town Plan and Zoning Commission held a Meeting at 6:30 p.m., Tuesday, May 23, 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; Peter Collins.

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

Mr. Corsillo sat for Mr. Ford.

**Meeting Minutes** Motion was made by Ms. Francis, seconded by Mr. Braman and members present unanimously **VOTED TO APPROVE** the Meeting Minutes of May 9, 2023.

**2500 Black Rock Turnpike** Motion was made by Ms. Francis, seconded by Ms. Harrison and members present unanimously **VOTED TO MOVE TO RECOMMEND TO PUBLIC HEARING** the Special Permit application of Phil Cerrone, Architect, on behalf of Lenox Properties, LLC for a 65' x 23' addition to an existing retail building. Des. Comm. Dist.

**2600 Post Road** Motion was made by Mr. Levy, seconded by Ms. Braun and members present unanimously **VOTED TO APPROVE** the Zoning Compliance application of Phil Cerrone, Architect, on behalf of Blackstones, Grille, for expanded outdoor dining with the following conditions of approval:

1. No outside music or sound system.
2. No additional signage.
3. Subject to annual re-certification.
4. Filing of Notice.

## **PUBLIC HEARING**

**277-301 Berkeley Road** Zoning Compliance application of Berkeley Road, LLC  
pertaining to the construction of a 40-unit residential development pursuant to Section 8-  
30g of the General Statutes. Res B Zone. (continued from 5/9/23)

Public comments continued from May 9, 2023.

Following public comments and Mr. Fallon's rebuttal, the hearing was closed.

The meeting adjourned at 10:15 p.m.

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Meg Francis, Secretary

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Josephine M. Keogh, Clerk