

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – FEBRUARY 27, 2024**

The Town Plan and Zoning Commission held a Meeting at 6:30 p.m., on Tuesday, February 27, 2024. 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 Chair.; Alexis Harrison, Secretary; Kathy Braun; Dan Ford; Steve Levy; Jeff Randolph.

Alternate Members Present: Jeanine Pocoski; Peter Collins; Joseph Siebert

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

Meeting Minutes Motion was made by Ms. Harrison, seconded by Mr. Corsillo and members present unanimously **VOTED TO APPROVE** the Meeting Minutes of February 8, 2024, and February 13, 2024

Ms. Pocoski sat for Mr. Ford on this matter.

110 Woodrow Avenue Motion was made by Mr. Corsillo, seconded by Ms. Harrison and members present unanimously **VOTED TO APPROVE** the Zoning Compliance Application of 22 Long Lots Lane, LLC for a 20-unit residential development pursuant to Sec. 8-30g of the Connecticut General Statutes subject to the following Conditions of Approval:

1. The Commission approved the revised plans reduced to twenty (20) units comprised of eight (8) one-bedroom units and twelve (12) two-bedroom units. The affordability plan shall be revised to indicate six (6) below-market-rate units comprised of four (4) two-bedroom units and two (2) one-bedroom units equally divided between 60% and 80 AMI.
2. The revised landscaping plan shall be implemented as submitted.
3. The applicant shall designate a parking space in the main lot, adjacent to the lobby, for the purpose of temporary parking for pick-up or tenant deliveries. Proper signage shall be supplied directing delivery services to this space.
4. The secondary driveway shall be limited to refuse pick-up and loading. There shall be

a sign, legible from the street, indicating the limited use and directing other delivery vehicles to the designated delivery space in the main lot. It is further recommended that refuse service not coincide with peak a.m. or p.m. traffic hours.

5. Should blasting be required, the applicant shall comply with state and local regulations for blasting.
6. The applicant shall promptly file a request to the Police Commission seeking approval for stop signs at Pease Avenue, Woodrow Avenue, Kings Highway West, and Woodrow Avenue. This review shall also include the recommendation of the Engineering Department to consider a bulb-out, to be constructed by the applicant, at the corner of Pease Avenue and Woodrow Avenue to reduce the width of the intersection.
7. A bond shall be posted to secure site improvements.

3350 Post Road Motion was made by Mr. Levy, seconded by Mr. Ford and members present unanimously **VOTED TO APPROVE** the application of Archer Sign Company for an amendment to a sign plan. Des. Comm. Dist.

PRE-APPLICATION REVIEW

430-452 Stillson Road The Commission will conduct a non-binding pre-application discussion pertaining to a 20-unit residential development.

Atty. Russo presented a non-binding pre-application discussion pertaining to a 20-unit residential development to the Commission.

PUBLIC HEARING

95 Chester Place Management Consultants on behalf of Walter Buck for 100% release of a \$48,570.00 bond pertaining to subdivision improvements in an R-3 Zone.

Rhett Huff (Asset Management Consultants) on behalf of Mr. Buck, requested a 100% release of bond (\$48,570) pertaining to subdivision improvements.

Following public comment in support of the bond release, Mr. Noonan closed the Public Hearing.

Mr. Ford recused himself on this matter.

Zoning Regulation Amendment Application of Pequot Realty, LLC to amend Section 25.7 of the Zoning Regulations to permit payment of a fee in lieu of below-market-rate units.

250 Pequot Avenue Special Permit application of Pequot Realty, LLC pertaining to an 18-unit residential development, as shown on plans entitled “18 Unit Residential Building, 250 Pequot Avenue, Southport, CT”, dated, April 14, 2022, and prepared by J.P. Franzen Assoc., Architects. Neigh. Des. Dist.

Atty. Russo presented the proposed application.

Following public comment, Mr. Noonan closed the Public Hearing.

The meeting adjourned at 10:00 p.m.

Alexis Harrison, Secretary

Josephine M. Keogh, Clerk