

**TOWN PLAN AND ZONING COMMISSION  
TOWN OF FAIRFIELD  
MINUTES OF MEETING – MARCH 12, 2024**

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

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

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

Mr. Collins sat for Mr. Ford.

**Meeting Minutes** Motion was made by Ms. Harrison, seconded by Mr. Levy and members present unanimously **VOTED TO APPROVE** the Meeting Minutes of February 27, 2024.

Mr. Collins left the meeting at this time; Mr. Siebert sat for Mr. Ford on the following applications.

**750 Tahmore Drive** Motion was made by Ms. Braun, seconded by Mr. Siebert and members present unanimously **VOTED TO APPROVE** the Request of St. Catherine's Academy for 100% release of a \$110,380 bond pertaining to Special Exception improvements in an R-3 Zone.

**515 Stillson Road** Motion was made by Ms. Braun, seconded by Ms. Harrison and members present unanimously **VOTED TO APPROVE** the positive referral to the Historic District Commission to designate 515 Stillson Road, as a historic property, subject to Historic District Commission jurisdiction.

**95 Chester Place** Motion was made by Mr. Levy, seconded by Mr. Siebert and members present unanimously **VOTED TO APPROVE** the Request of Asset 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.

**Zoning Regulation Amendment** Motion was made by Mr. Levy, seconded by Mr. Randolph **VOTED TO DENY WITHOUT PREJUDICE** the 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.

For the motion: Noonan, Corsillo, Harrison, Braun, Levy, Randolph, Siebert  
Against motion: Braun

**250 Pequot Avenue** Motion was made by Mr. Levy, seconded by Ms. Braun and members present unanimously **VOTED TO APPROVE** the Special Permit application of Pequot Realty, LLC pertaining to an 18-unit residential development subject to the following conditions:

1. Subject to submittal of an Affordability Plan (Sec. 25.7.9 and 10.17 of the Zoning Regulations).
2. A bond shall be posted to secure site improvements.

**907 Post Road** Motion was made by Ms. Braun, seconded by Ms. Harrison and members present unanimously **VOTED TO APPROVE** the Request of Haven Hot Chicken for a change of use from a medical office to a take-out restaurant in a Designed Commercial District (DCD).

#### **PUBLIC HEARING**

**Catamount Road** Petition of residents for scenic road status pursuant to the Scenic Road Ordinance.

Mr. Zohrab Kouzoukian, petitioner circulator, presented a request for approval of the petition of residents for a Scenic Road Designation to the Commission.

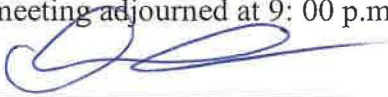
Not hearing public comment, Mr. Noonan closed the Public Hearing.

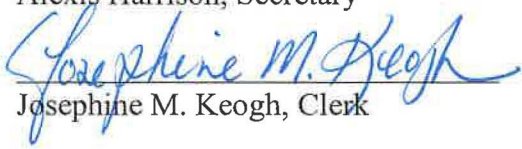
**60 Katona Drive** Special Permit application of Katfield, LLC pertaining to conversion of an existing office building to residential use. Des. Com. Dist.

Atty. Fallon presented the proposed application to the Commission.

Not hearing public comment, Mr. Noonan closed the Public Hearing.

The meeting adjourned at 9: 00 p.m.

  
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Alexis Harrison, Secretary

  
Josephine M. Keogh, Clerk