

**TOWN PLAN AND ZONING COMMISSION  
TOWN OF FAIRFIELD  
MINUTES OF MEETING – MARCH 26, 2024**

The Town Plan and Zoning Commission held a Meeting at 6:30 p.m., on Tuesday, March 26, 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; Steve Levy; Jeff Randolph.

Alternate Members Present: Peter Collins; Joseph Siebert.

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

Mr. Seibert sat for Mr. Ford.

**Meeting Minutes** Motion was made by Ms. Harrison, seconded by Mr. Corsillo and members present unanimously **VOTED TO APPROVE** the Meeting Minutes of March 12, 2024.

**277-301 Berkeley Road** Proposed settlement of litigation between the Town Plan Zoning Commission and Berkeley Road, LLC whereby the Town Plan and Zoning Commission will consider stipulating to approve the Zoning Compliance application for a 40-unit residential development pursuant to Sect. 8-30g of the CT General Statutes. Such settlement is subject to Court approval. The Commission will offer the opportunity for public comment on this proposed Settlement.

Mr. Noonan gave a quick summary of the proposed settlement of litigation to the Commission. Atty. Baldwin was present and open to questions.

Motion was made by Mr. Corsillo, seconded by Mr. Levy to rescind the previous denial.

Following discussion, Mr. Corsillo and Mr. Levy amended their motion to authorize the town attorney to enter into a stipulation to authorize approval of the original 40-unit development as noted on the agenda.

Following Commission discussion on the motion, Mr. Noonan opened the meeting for public comment.

Following public comments, Mr. Noonan continued the matter to the next meeting to provide additional opportunity for public comment.

**POCD Discussion**

Ms. Harrigan gave an overview of a summary of recent POCD updates to the Table of Contents and Chapters, which she outlined in her Memo on March 20<sup>th</sup>.

Following discussion, the Commission agreed to follow up with a working session within the following weeks.

**86 French Street** Motion was made by Mr. Corsillo, seconded by Ms. Harrison and members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Permit application for a rooftop deck in the Beach District Zone.

**Catamount Road** Motion was made by Mr. Levy, seconded by Ms. Braun and members present unanimously **VOTED TO APPROVE** the petition to have Catamount Road designated as a Scenic Road pursuant to Town Ordinance.

**60 Katona Drive** Motion was made by Mr. Levy, seconded by Ms. Braun and members present unanimously **VOTED TO APPROVE** the Special Permit application of Katfield, LLC pertaining to Conversion of an existing office building to residential use with the following conditions:

1. The Commission approves the applicant’s request to reduce parking pursuant to Section 28.6.1 of the Zoning Regulations. Further, the Commission requires that two (2) additional spaces be eliminated, resulting in forty-two (42) total spaces to accommodate additional native plantings, preferably trees.
2. Pursuant to Section 25.7.9 of the Zoning Regulations, two (2) below-market-rate units are required. An affordability plan shall be submitted regarding the management of the units prior to issuance of a building permit and deed restriction recorded prior to issuance of a certificate of occupancy.
3. New concrete curbs, sidewalks, and drainage aprons are required per town specifications.
4. A bond shall be posted to secure site improvements.

The meeting adjourned at 9: 10 p.m.

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Alexis Harrison, Secretary

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Josephine M. Keogh, Clerk