

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – OCTOBER 22, 2024**

The Town Plan and Zoning Commission held a Meeting at 6:30 p.m., on Tuesday, October 22, 2024. The Town conducted its meeting at the Fairfield Fire School, 205 Richard White Way, Fairfield, Connecticut, and via Zoom.

Members Present: Tommy Noonan, Chairman; Tom Corsillo, Vice Chairman; Alexis Harrison, Secretary; Kathy Braun; Steve Levy; Jeff Randolph.

Ms. Pocoski sat for Mr. Ford.

Alternate Members Present: Jeanine Pocoski; 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 October 8, 2024 and October 15, 2024.

Scheduling / Budget

Mr. Wendt with the Commission's approval, considered scheduling additional dates to the Town Plan & Zoning calendar to help accommodate the necessary agenda of actions. The following dates were added, as needed: October 29, November 19, (POCD); December 3, and December 17.

Mr. Wendt also discussed budget issues with the Commission.

26, 30, 36 Camden Street Motion was made by Mr. Corsillo seconded by Ms. Harrison and members present unanimously **VOTED TO TABLE** the Referral pursuant to Sec. 8-24 of the CT General Statutes regarding town acquisition of property.

2190 Post Road Motion was made by Mr. Randolph, seconded by Mr. Corsillo and members present **VOTED TO DENY** the Special Exception, Special Permit, and Coastal Site Plan application of UAG Fairfield C.P., LLC pertaining to new construction for an automobile dealership subject to the following reasons:

1. The application does not comply with Section 27.4.1 of the Zoning Regulations in that the location, type, character, and size of the use and building is not in harmony with or conform

to the appropriate and orderly development of the Town and neighborhood and would hinder or discourage appropriate development and use of adjacent property and impair its value.

2. The proposed use is not in compliance with the Town Plan of Conservation and Development.

3. The Coastal Site Plan does not provide adequate public access to satisfy the water dependent use requirement of the Coastal Management Act by providing direct access to marine or tidal waters.

For motion: Randolph Corsillo, Harrison, Braun.

Against Motion: Noonan, Levy, Pocoski.

Motion carries: 4-3.

PUBLIC HEARING

Zoning Regulation Amendment Application of Royal Homes, LLC for a new Section 5.1.1.2.

Atty. John Fallon presented the application to the Commission.

Public comment was given, followed by Mr. Fallon's rebuttal.

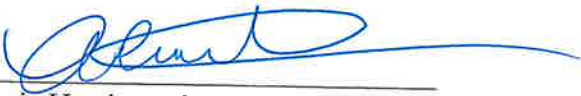
Mr. Noonan closed the public hearing on this application.

222 Stillson Road Application of Paul and Mary Vimini for Certificate of Zoning Compliance pertaining to a 24-unit residential development pursuant to Sec. 8-30g of the CT General Statutes. Des. Res. Dist.

Atty. Fallon presented the application to the Commission.

The application was continued to October 29th.

The meeting adjourned at 10: 20 p.m.



Alexis Harrison, Secretary



Josephine M. Keogh, Clerk