



Town of Fairfield
Office of the First Selectwoman

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February 25, 2020

Town Plan and Zoning Commission
c/o Plan and Zoning Director Jim Wendt
725 Old Post Road
Fairfield, CT 06824

Re: 2/25/20 TPZ Public Hearing on 15 – 21 Beacon View Drive

Dear Members of the Town Plan and Zoning Commission,

As you conduct the public hearing on 15 – 21 Beacon View Drive, the zoning compliance application of John and Dilan, LLC for a 20-unit residential development and parking garage with 29 parking spaces, at tonight's Town Plan and Zoning Commission meeting, I implore you to please keep in mind the importance of neighborhood preservation for that area, its residents and our Town.

My number one concern is preserving and protecting this neighborhood and its residents' quality of life. I strongly encourage the TPZ to consider a much smaller proposal such as an 8-12 unit complex of affordable housing similar to the 12-unit project on the same acreage on nearby Campfield Drive that has no parking garage.

When I served as State Representative, I spent nine years on the Housing Committee working to amend the inflexible 8-30g statute that puts Commission members like you in a very difficult position. I fully understand the statute's intent as well as the repercussions it has for towns like ours. As First Selectwoman of the Town of Fairfield, I have reached out to the Fairfield Housing Authority letting them know I am willing to work with them to increase affordable housing in areas of Fairfield that are the most appropriate and to reach a moratorium so our community is no longer subjected to the 8-30g statute requirements.

I want to point out some of the concerns about this proposal:

The application calls for 20 units with 29 parking spaces and a parking garage on a ½ acre in a highly dense neighborhood of one to two story homes. This neighborhood, which some consider a cut through for vehicles that travel to and from Knapps Highway and Black Rock Turnpike, could be adversely impacted by increased traffic.

Beacon View is also heavily used for McKinley students and their parents who walk to and from school each morning and afternoon using the path on Beacon View that is adjacent to the Pine Tree housing. Fairfield Warde High School students also use this area as a shortcut to walk to and from school.

Not only would this proposal be too large for this neighborhood, it would be out of character. The proposed four stories would tower over the one to two story homes, back up to the senior housing on Trefoil Court and overlook McKinley's playground resulting in reduced privacy.

Given Beacon View is already a heavily traveled area with many students walking to and from two nearby schools and the configuration of the road curves near the proposed site and splits in two near the pocket park on Park Square Court that people walk to, I ask you to please consider a much smaller proposal such as an 8-12 unit complex of affordable housing with no parking garage and one that is integrated into this neighborhood in a much more appropriate manner.

Thank you very much for your strong consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brenda", with a large, stylized initial "B" and a long, sweeping underline.

Brenda L. Kupchick
First Selectwoman