

**TOWN PLAN AND ZONING COMMISSION  
TOWN OF FAIRFIELD  
MINUTES OF MEETING – JANUARY 23, 2024**

The Town Plan and Zoning Commission held a Meeting at 6:30 p.m., on Tuesday, January 23, 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 (via WebEx); Jeff Randolph.

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 Ms. Braun, and members present **VOTED TO APPROVE** the Meeting Minutes of January 9, 2024, and January 11, 2024.

For Motion: Noonan, Corsillo; Harrison; Braun, Levy; Randolph.  
Abstained: Ford.

**Discussion of Pending Litigation** Motion was made by Ms. Braun, seconded by Mr. Levy, and members present unanimously voted to authorize the Town Attorney to enter into a judgment sustaining the appeal for E&F Assoc. v TPZ, 1460 Post Road.

**Zoning Regulation Amendment** Motion was made by Ms. Braun, seconded by Mr. Ford and members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Application of Pequot Realty, LLC to amend Section 25.7 to consider a payment in lieu of below market rate units.

**250 Pequot Avenue** Motion was made by Ms. Braun, seconded by Mr. Ford and members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Permit application of Pequot Realty, LLC pertaining to an 18-unit residential development. Des. Comm. Dist.

**60 Katona Drive** Motion was made by Mr. Ford, seconded by Ms. Braun and members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Permit application of Katfield, LLC for additions and alterations for the conversion of an existing office building to an 18-unit residential building. Des. Comm. Dist.

**PUBLIC HEARING**

**Zoning Regulation Amendment** Application of the Plan and Zoning Commission to amend Section 2.4 of the Zoning Regulations (Prohibited Uses). 2.4.1 Cannabis Establishments.

Mr. Wendt gave a summary of the Zoning Regulation Amendment to the Commission. The original prohibition was approved on 2/8/22 and extended to 2/14/23, which now expires on 2/28/24. Mr. Wendt noted that given the approval under State Statute, adopted May 2022, Public Act 22-103, staff recommends the expiration date of the cannabis prohibition be eliminated rather than extended to another year.

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

**81 Black Rock Turnpike** Special Permits and Coastal Site Plan applications and request for determination that the property qualify a Transit-Oriented Development Park application of Post Road Residential pertaining, to a 245-unit residential development with commercial mixed-use. DID / Comm. Dr. Des. Dist.

Atty. Fallon presented the proposed application. Tom Montelli, Principal, Post Road Residential, Peter Romano, Principal, Lantech Consultants, Inc., Seelan Pather, Beinfield Architects, Eric Rains, Landscape Architect, David Sullivan, Manager of Traffic & Transportation, SLR International Corp., also spoke on behalf of the proposed project.

Public comment followed and rebuttal was completed. Mr. Noonan closed the Public Hearing.

The meeting adjourned at 10:05 p.m.

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Alexis Harrison, Secretary

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Josephine M. Keogh, Clerk