

DUE TO PENDING WEATHER CONDITIONS, THIS MEETING WAS REMOTE ONLY.

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – FEBRUARY 13, 2024**

The Town Plan and Zoning Commission held a Meeting at 6:30 p.m., on Tuesday, February 13, 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 (arrived at 6: 35); Steve Levy; Jeff Randolph.

Alternate Members Present: Jeanine Pocoski; Siebert.

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

Ms. Pocoski 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 January 23, 2024, and January 25, 2024

Request for Presentation: Motion was made by Ms. Braun, seconded by Ms. Harrison to deny the Request of Desegregate CT to present the proposed Work Live Ride legislation.

For motion: Braun, Ford, Harrison.

Against motion: Noonan, Corsillo, Levy, Randolph.

Motion denied 4-3.

Motion was then made by Mr. Levy, seconded by Mr. Corsillo and members present **VOTED TO APPROVE** the Request of Desegregate CT to present proposed Work Live Ride legislation, subject to receiving the proposal bill in advance and the discussion to provide the opportunity for meaningful feedback.

For motion: Noonan, Corsillo, Levy, Randolph.

Against motion: Harrison, Braun, Ford.

Motion carried: 4-3.

Zoning Regulation Amendment Motion was made by Mr. Levy, seconded by Ms. Harrison and members present **VOTED TO APPROVE** the Application of the Plan and Zoning Commission to amend Sect 2.4 of the Zoning Regulations (prohibited uses) 2.4.1 Cannabis by deleting the expiration date of the probation thereby making the following prohibition indefinite:

2.4.1 Cannabis Establishments, including any related buildings, structures and uses, are prohibited in all zones in the Town of Fairfield. Cannabis establishments are defined as a producer, dispensary facility (including a Medical Marijuana Dispensary), cultivator, micro-cultivator, retailer, hybrid retailer (i.e., licensed to sell both recreational cannabis and medical marijuana), cannabis food and beverage manufacturer, cannabis product manufacturer, and/or cannabis product packager. [Notwithstanding the foregoing, the prohibition of Cannabis Establishments will expire and terminate on February 28, 2024, unless otherwise extended by the Plan and Zoning Commission].

Bracketed text is removed from the regulations.

For motion: Noonan, Levy, Harrison, Ford, Randolph.

Against motion: Braun. Corsillo.

Motion carried: 5-2.

81 Black Rock Turnpike Motion was made by Mr. Corsillo, seconded by Mr. Levy, and members present **VOTED TO APPROVE** the Special Permits and Coastal Site Plan applications and request for determination that the property qualify as a Transit-Oriented Development Park application of Post Road Residential pertaining to a 245-unit residential development with commercial mixed-use. DID / Commerce Drive Des. Dist.

For Motion: Noonan, Corsillo, Harrison, Ford, Levy, Randolph.

Against motion: Braun.

Motion carried: 6-1.

PUBLIC HEARING

110 Woodrow Avenue Zoning Compliance Application of 22 Long Lots Lane, LLC for a 23-unit residential development pursuant to Sec. 8-30g of the Connecticut General Statutes. Des. Comm. Dist. and Res. B Zone (continued from December 12, 2023, and January 9, 2024).

Atty. Fallon noted a new submittal of the revised plan has been submitted and is made part of the record.

Following public comment and Atty. Fallon's rebuttal, Mr. Noonan closed the Public Hearing.

Due to the lateness of the meeting, the following applications were not heard.

95 Chester Place 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.

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

1073 North Benson Road Special Exception application of Fairfield University pertaining to a proposed comfort station and storage building. AA Zone.

The meeting adjourned at 10:20 p.m.



Alexis Harrison, Secretary



Josephine M. Keogh, Clerk

