

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – JUNE 27, 2023**

The Town Plan and Zoning Commission held a Meeting at 6:30 p.m., Tuesday, June 27, 2023. The Town conducted its meeting at the Fairfield Fire School, 205 Richard White Way, Fairfield, Connecticut, and via WebEx.

Members Present: Tommy Noonan, Chairman; Meg Francis, Secretary; Kathy Braun; Dan Ford; Alexis Harrison; Steve Levy.

Alternate Members Present: Tom Corsillo; Jeanine Pocoski and Peter Collins.

Town Department Members Present: Jim Wendt, Planning Director
Emmeline Harrigan, Asst. Planning Director
Josephine Keogh, Clerk

Ms. Pocoski sat for Mr. Braman.

Meeting Minutes Motion was made by Ms. Francis, seconded by Mr. Levy and members present unanimously **VOTED TO APPROVE** the Meeting Minutes of June 13, 2023.

321-325 Reef Road Motion was made by Ms. Pocoski, seconded by Mr. Levy and members present unanimously **VOTED TO APPROVE** the request of Phoenix at Reef Corp. for 100% release of a \$42,487.00 bond pertaining to Special Permit improvements in a Neigh. Des. Dist.

845 Mill Hill Terrace Review of preliminary subdivision plan for open space/fee in lieu of recommendation.

Mr. Wendt reviewed the preliminary subdivision plan for open space/fee in lieu of recommendation with the Commission.

1899 Bronson Road Motion was made by Mr. Levy, seconded by Ms. Harrison and members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Permit application of 1899 Bronson Road, LLC pertaining to a 3-story addition for first-floor commercial use and a single apartment on the upper floors. Neigh. Des. Bus. Dist.

1073 North Benson Road (86-200 Barlow Road)

Motion was made by Mr. Levy seconded by Ms. Pocoski and members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Exception application of Fairfield University pertaining to an addition to an existing dormitory (Faber Hall). AA Zone.

2500 Black Rock Turnpike Motion was made by Ms. Francis, seconded by Mr. Levy and members present unanimously **VOTED TO APPROVE** the Special Permit application of Phil Cerrone, Architect, on behalf of Lenox Properties, LLC for a 65'x 23' addition to an existing retail building. Des. Comm. Dist.

41 Fairfield Beach Road Motion was made by Mr. Levy, seconded by Ms. Pocoski and members present unanimously **VOTED TO APPROVE** the Coastal Site Plan application at the Fairfield Beach Club to renovate existing pools and replace pool decking on existing footprint with the following conditions:

1. Architectural Plans to be in conformance with Fairfield's Flood Protection Regulations (Section 32) and all Zoning Regulation requirements.
2. Soil erosion and sedimentation controls installed **and** maintained during the entirety of the construction project at the subject site.
3. All DEEP Wildlife comments pertaining to construction mitigation measures such as Construction timing, mitigation measures, or additional plantings, etc. are hereby also incorporated into this approval.

The meeting adjourned at 7:35 p.m.

Meg Francis, Secretary

Josephine M. Keogh, Clerk