

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – JULY 25, 2023**

The Town Plan and Zoning Commission held a Meeting at 6:30 p.m., Tuesday, July 25, 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; Alexis Harrison; Steve Levy.

Alternate Members Present: Tom Corsillo; Jeanine Pocoski and Peter Collins (via WebEx).

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

Mr. Corsillo sat for Mr. Braman and Mr. Collins sat for Mr. Ford.

Meeting Minutes Motion was made by Ms. Braun, seconded by Mr. Corsillo and members present unanimously **VOTED TO APPROVE** the Meeting Minutes of July 11, 2023.

855 Stillson Road Motion was made by Mr. Levy, seconded by Ms. Francis, and members present unanimously **VOTED TO APPROVE** the request of Eric DeLaurentis for 50% release of a \$47,455 bond pertaining to subdivision improvements. A Zone

1073 North Benson Road (86-200 Barlow Road) Motion was made by Ms. Braun, seconded by Mr. Corsillo and members present unanimously **VOTED TO APPROVE** the Special Exception application of Fairfield University pertaining to an addition to an existing dormitory (Faber Hall) with the following conditions of approval:

1. The Landscaping plan shall be revised to quantify the number of trees and shrubs to be removed, which shall be replaced in equal numbers.
2. A bond shall be posted to secure site improvements.

1899 Bronson Road Motion was made by Mr. Levy, seconded by Ms. Francis, and members present unanimously **VOTED TO APPROVE** 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 with the following conditions of approval:

1. The right turn-only exit drive proposed at the southerly exit of the parking lot shall be installed as shown.

2. A bond shall be posted to secure site improvements.

701 Harbor Road Motion was made by Ms. Braun, seconded by Ms. Harrison, and Members present unanimously **VOTED TO APPROVE** the Coastal Site Plan application of the Town of Fairfield to over-sheet an existing deteriorated bulkhead with a new timber bulkhead at Perry Green with the following staff recommendation:

1. Soil erosion and sedimentation controls installed **and** maintained during the entirety of the construction project at the subject site.

750 Post Road Motion was made by Mr. Corsillo seconded by Ms. Francis, and members present unanimously **VOTED TO APPROVE** Zoning Compliance application of 750 Post Road Associates for an overall sign plan. Des. Comm. Dist.

PRE-APPLICATION REVIEW

2190 Post Road The Commission conducted a non-binding pre-application review discussion for a potential development proposal.

Atty. Raymond Rizio presented the pre-application.

The meeting adjourned at 8:50 p.m.

Meg Francis, Secretary

Josephine M. Keogh, Clerk