

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – JANUARY 10, 2023**

The Town Plan and Zoning Commission held a Meeting at 6:30 p.m., Tuesday, January 10, 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.

Alternate Members Present: Tom Corsillo.

Town Department Members Present: Jim Wendt, Planning Director
Emmeline Harrigan, Asst. Planning Director
Matthew Decker, ZEO

Mr. Corsillo sat in place of Mr. Levy.

Meeting Minutes Motion was made by Ms. Francis, seconded by Ms. Harrison and members present unanimously **VOTED TO APPROVE** the Meeting Minutes of December 13, 2022 and December 14, 2022

190 Sherman Street Motion was made by Ms. Harrison, seconded by Mr. Ford and members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** The Special Permit application of McKenzie real Estate Group pertaining to the construction of a garage. Cent. Des. Dist.

636 Kings Highway Motion was made by Mr. Ford, seconded by Ms. Harrison and members present unanimously **VOTED TO APPROVE** the Special Exception application of Moneca Harrison to establish a day nursery in apportion of an existing building. Des. Comm. Dist.

345 Reef Road Motion was made by Ms. Francis, seconded by Mr. Corsillo and the members present (Noonan, Francis, Harrison, Corsillo) unanimously **VOTED TO APPROVE** the Special Permit and Coastal Site Plan application of Phoenix at 345 Reef Road Corp. pertaining to a 9-unit residential development in the Neigh. Des. Dist. subject to the following conditions:

1. Final building plans must demonstrate conformance with Fairfield Flood Protection Regulations (Section 32).
2. New concrete curbs, sidewalk and driveway apron are required.

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

Mr. Braman was present at this point of the meeting.

1001-1015 South Pine Creek Road Motion was made by Ms. Braun, seconded by Mr. Ford and the members present unanimously **VOTED TO APPROVE** the Coastal Site Plan application of 1001 South Pine Creek, LLC pertaining to the construction of a new two-family dwelling in a B Zone, subject to the following conditions:

1. The planting plan shall be revised showing all plantings outside of the 1-year tidal flood line.
2. Future flood protection controls such as seawalls or revetments or prohibited on site should future sea level rise cause additional seasonal yard flooding,
3. Final building plans shall demonstrate compliance with Fairfield's Flood Protection Regulations (Section 32)
4. Soil erosion and sedimentation controls must be installed and maintained throughout the duration of construction.
5. The site development plan must be revised to include the Engineering Dept. recommendation that inspection / high level overflows be provided in the detention system at the rear of the site and ensure that side yards are graded such that run-off does not affect adjacent properties.

PUBLIC HEARING

2031 Redding Road Request of Atty Peter Ambrose for 100% release of a \$25,078 bond pertaining to subdivision improvements in a AAA Zone.

Atty. Peter Ambrose presented this request.

Zoning regulation Amendment Application of Spot-On Fairfield, LLC to amend Section 12.4.12 of the Zoning Regulations.

2269 Post Road Special Permit application of Spot-On Fairfield, LLC to establish a veterinary hospital including dog boarding and day care. Dec. Comm. Dist.

These two applications were jointly presented by Atty. John Knuff.
The hearing was not completed and these matters will be continued to the January 24,
2023 meeting for public comment.

Meeting adjourned at 10:00 p.m.

Meg Francis, Secretary

James Wendt, Acting Clerk