

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – JANUARY 25, 2022**

The Town Plan and Zoning Commission held a Meeting at 6:30 p.m., on Tuesday, January 25, 2022. The Town conducted this meeting via WEBEX

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

Alternate Members Present: Fredda Gordon and Sarah Keitt

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

Meeting Minutes Motion was made by Ms. Francis, seconded by Mr. Braman and members present unanimously **VOTED TO APPROVE** the Meeting Minutes of January 11, 2022.

1-59 Post Road Motion was made by Ms. Francis, seconded by Mr. Levy and members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Exception and Coastal Site Plan Application of One Post Road, Fairfield, LLC, pertaining to the construction of a day care facility.

Zoning Regulations Amendment Motion was made by Ms. Harrison, seconded by Mr. Ford and the members present unanimously **VOTED TO APPROVE** the application of the Economic Development Commission to amend Sections 12.3.15, 12.4.17, 12.5.15, 13.14.2, 21.16.3.12, and 28.6.12 regarding outdoor dining.

83 Castle Avenue Motion was made by Mr. Levy, seconded by Mr. Ford and members present **VOTED TO APPROVE WITH CONDITIONS** the Zoning Compliance Application of Berwick Associates, LLC pertaining to a 43-unit residential development, pursuant to Section 8-30g of the CT General Statutes. Res. C Zone., subject to the following conditions of approval:

1. The retaining wall adjacent to the proposed driveway shall be moved five (5) feet southerly so as not to interfere with the driveway sight line.
2. As proposed by the applicant, the Commission recommends the installation of stop signs at the Castle Avenue legs of the intersection within Berwick Avenue.
3. The Commission also recommends that parking be prohibited along the site frontage of both streets.

4. Berwick Associates, LLC shall make application to the Police Commission to request approval of the implementation of the stop signs and parking restriction.
5. A bond shall be posted to secure site improvements.
6. Filing of Notice as stated above.

For the Motion: Levy, Ford, Braman, Noonan
Against the Motion: Braun, Harrison, Francis

Zoning Regulation Amendment Application of 1401 King, LLC to amend Section 13.14.2 of The Zoning Regulations (Permitted Uses in the Transit Oriented Development Park) to allow dog care uses to include overnight boarding, day care, grooming and training.

Atty. Bill Fitzpatrick presented the proposed application to the Commission.

1401 Kings Highway Zoning Compliance application of 1401 King, LLC to establish a dog care, overnight boarding, day care, grooming and training use in a portion of an existing building. Des. Comm. Dist./TODP.

Atty. Bill Fitzpatrick presented the proposed application to the Commission.

Zoning Regulation Amendment Application of the Town of Fairfield Plan and Zoning Commission to amend Section 2.4 of the Zoning Regulations. Proposed prohibition of Cannabis Establishments.

Mr. Wendt, Planning Director, presented this proposal.

Zoning Regulation Amendment Application of the Town of Fairfield Plan and Zoning Commission to opt-out of State mandated parking regulations.

Mr. Wendt, Planning Director, presented this proposal.

Zoning Regulation Amendment Application of the Town Plan and Zoning Commission to amend Section 6.0 of the Zoning Regulations (Accessory Apartments) and proposed opt-out of State mandated language.

Mr. Wendt, Planning Director, presented this proposal.

Zoning Regulations Amendment Application of the Town Plan and Zoning Commission to amend Section 2.12 (Flood Management) and Section 32.0 (Flood Protection).

Mrs. Harrigan, Asst. Planning Director, presented this proposal.

Meeting adjourned at: 9:05 p.m.

Meg Francis, Secretary

Josephine M. Keogh, Clerk