

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – JUNE 14, 2022**

The Town Plan and Zoning Commission held a Meeting at 6:30 p.m., on Tuesday, June 14, 2022. The Town conducted its meeting at the Fairfield Fire School, 205 Richard White Way, Fairfield, Connecticut, and 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, (via WEBEX), Sarah Keitt, Steve Leahy (via phone)

Town Department Members Present: Jim Wendt, Planning Director (via WEBEX)
Emmeline Harrigan, Asst. Planning Director
Matt Decker, Zoning Enforcement Officer
Josephine M. 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 March 24, 2022.

1460 Post Road Motion was made by Mr. Levy, seconded by Ms. Francis and members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the Special Permit application of James Morris for a vestibule addition to establish a rooftop dining area. Cent Des. Dist.

1252 Pequot Avenue Motion was made by Mr. Levy, seconded by Ms. Francis and members present unanimously **VOTED TO APPROVE** the Subdivision and Coastal Site Plan application of Polly Barry and Richard Clarida for two (2) lots in an R3 Zone, subject to the following conditions:

1. Compliance with the following numbered items on the attached Subdivision Conditions of Final Approval: 1, 2, 3, 4, 6, 8, 9, 10, 11, 12, 14, 15, 16, 18, 19, 21, 22, 23, 24, 25.
2. Native plantings to be installed and maintained in accordance with the Mitigation Planting Plan.
3. Construction to be in conformance with Fairfield's Flood Protection Regulations (Section 32).

4. Soil erosion and sedimentation controls installed **and** maintained during the entirety of the demolition of the pool and the construction of the new house at new lot.
4. Any additional mitigation measures required by the DEEP Land and Water Resources Division to protect adjacent coastal resources shall be added to this approval.
7. A bond shall be posted to secure site improvements.

PUBLIC HEARING

Zoning Regulation Amendment Application of 15 Unquowa Road, LLC to amend Section 12.3 of the Zoning Regulations (Center Designed Business District) Proposed new Section 12.3.29 “Inclusionary Multi-Family Residential Use with a Housing Opportunity or Workforce Housing Component”

15 Unquowa Road Zoning Compliance application of 15 Unquowa Road, LLC pertaining to the construction of a 63-unit residential building pursuant to Section 8-30g of the CT General Statutes. Cent Des. Bus. Dist.

Attorney Christopher Smith presented this application to the Commission.

This hearing will be continued to June 28, 2022.

Meeting adjourned at 10:00 p.m.

Meg Francis, Secretary

Josephine M. Keogh, Clerk