

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – September 13, 2022**

The Town Plan and Zoning Commission held a Special Meeting at 6:30 p.m., Tuesday, September 13, 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: Sarah Keitt; Steve Leahy (via WEBEX).

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

Meeting Minutes Motion was made by Ms. Francis, seconded by Mr. Levy and members present **VOTED TO APPROVE** the Meeting Minutes of August 23, 2022.

For motion: Noonan, Braman, Francis; Ford; Levy; Braun
Abstaining: Harrison

2031 Redding Road Motion was made by Ms. Francis, seconded by Mr. Levy and members present unanimously **VOTED TO APPROVE** the request of Dr. Alan Gill for 50% release of a \$50,156 bond pertaining to subdivision improvements in a AAA Zone.

1252 Pequot Avenue Motion was made by Ms. Francis, seconded by Mr. Levy and members present unanimously **VOTED TO APPROVE** the request of Atty. Fitzpatrick for a 90-day extension to file final subdivision map for 2 lot subdivision approved 6/14/22.

Zoning Regulation Amendment Motion was made by Ms. Harrison, seconded by Ms. Braun to deny the 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”.

The Commission discussed the motion without vote.

15 Unquowa Road Motion was made by Ms. Keitt, seconded by Ms. Harrison to deny the 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 Conn. General Statutes. Bus.

The Commission discussed the motion without vote.

Motion was then made by Ms. Braun, seconded by Ms. Francis to find that the intervener has satisfied the standards of Section 22a-19 of the Conn. Gen. Statutes and further finds that the proposal involves conduct, which is reasonably likely to have the effect of unreasonably polluting, impairing or destroying the public trust in the air, water, or other national resources of the State.

The Commission discussed the motion without vote.

Motion was then made by Mr. Braman, seconded by Ms. Harrison and the members present unanimously **VOTED TO TABLE** the aforementioned matters and directed staff to prepare a draft collective statement for the Commission's consideration.

Mr. Ford recused himself on these matters and was replaced by Ms. Keitt.

723 South Pine Creek Road Motion was made by Mr. Levy seconded by Mr. Braman and members present unanimously **VOTED TO APPROVE** the Subdivision and Coastal Site Plan application of Montauk Builders, LLC for two (2) lots in a B Zone subject to the following conditions:

1. New concrete curb, sidewalk and driveway aprons are required and proposed.
2. The detention system, shown only in the rear of the proposed homes, should be split between the front and rear yards as the front yard has higher existing grades. In addition, a redesign of the rear surface parking should be considered to reduce the footprint of proposed paving.
3. Native plantings to be installed and maintained in accordance with the coastal Planting Plan with an additional native planting transition area along the flagged wetland line to delineate between maintained lawn and the adjacent wetlands.
4. The architectural plans shall conform to Section 32 of the regulations (Flood Protection).
5. Soil erosion and sedimentation controls shall be installed and maintained during the entirety of the construction period.
6. Applicant shall coordinate with the Engineering Dept. regarding revisions to the detention system.

7. Compliance with the following numbered items on the Subdivision Conditions of Final Approval: 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 19, 21, 22, 23, 24, 25.

For motion: Noonan, Braman; Ford; Levy; Harrison; Keitt; Leahey (for Braun).

1460 Post Road Motion was made by Mr. Levy, seconded by Mr. Ford and members present unanimously **VOTED TO APPROVE** the Special Permit application of Joseph Morris for a vestibule addition to establish a rooftop-dining deck in a Cent. Des. Dist. subject to the following conditions:

1. No additional signage permitted.
2. Season runs from April 1st. through October 31st.
3. There shall be no outdoor music or sound system.
4. Tables and chairs must be removed in the off-season.
5. Subject to annual recertification.
6. Submit final layout showing the limits of the 475 feet of patron space.

For motion: Noonan, Braman, Ford; Levy; Harrison; Keitt; Leahey (for Braun).

530 Kings Highway Cutoff Motion was made by Mr. Levy, seconded by Mr. Braman and members present unanimously **VOTED TO APPROVE** the Zoning Compliance application of Gary Doski on behalf of Dr. Geri Katz to establish a veterinary hospital in a portion of an existing building. Des. Comm. Dist.

PUBLIC HEARING

1485 Stillson Road Resubdivision application of Sand Dollar Development, LLC for two (2) lots in an A Zone.

Mr. Fitzpatrick presented the application to the Commission.

Following public comment and rebuttal from Atty. Fitzpatrick, the Commission closed the hearing.

801 Post Road Special Permit application of Saucy, LLC pertaining to additions and alterations to establish a restaurant use. Des. Comm. Dist.

The proposed application was postponed to the following meeting on September 27th.

Meeting adjourned at 9: 25 p.m.

Meg Francis, Secretary

Josephine M. Keogh, Clerk