

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – OCTOBER 11, 2022**

The Town Plan and Zoning Commission held a Special Meeting at 6:30 p.m., Tuesday, October 11, 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; Meg Francis, Secretary; Kathy Braun; Dan Ford; Alexis Harrison; Steve Levy.

Alternate Members Present: Sarah Keitt and Steve Leahy (via WEBEX).

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

Mr. Leahy sat in place of Mr. Braman.

Meeting Minutes Motion was made by Ms. Francis, seconded by Ms. Harrison and members present **VOTED TO APPROVE** the Meeting Minutes of September 27, 2022.

78 Unquowa Place Motion was made by Ms. Francis, seconded by Mr. Levy and members present unanimously **VOTED TO APPROVE** the request of Fairfield Station Lofts, LLC for 100% release of a \$66,475.00 bond pertaining to site improvements. Cent Des. Dist.

917 Mill Hill Terrace Motion was made by Ms. Harrison, seconded by Ms. Braun and members present unanimously **VOTED TO TABLE** the Request of Maplewood Senior Living for 100% release of a \$191,285.00 bond pertaining to Special Exception improvements. A Zone.

1485 Stillson Road Motion was made by Mr. Levy, seconded by Ms. Keitt and members present unanimously **VOTED TO APPROVE** the Resubdivision application of Sand Dollar Development, LLC for two (2) lots in an A Zone subject to the following conditions:

1. In order to maintain the sight distance profile, no landscaping over twelve (12) inches in height and no structures are allowed within the sight distance triangle unless otherwise approved by the Engineering Department and Tree Warden. The sight line triangle shall be identified on the final subdivision map with the above condition noted on the map.

2. The applicant/property owners shall maintain these sections of right of way to ensure no high grass or natural vegetation become present that would decrease available sight distance.
3. In the event that regrading or drainage rechargers must be revised in this area, consultation with the Engineering Department is required regarding impact on sight line and potential drainage relocation.
4. The applicant is responsible for controlling any runoff onto road discharges from swales, foundation drains or other sources.
5. Concrete curbs, sidewalks and driveway aprons are required for both lots.
6. 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, 19, 21, 22, 23, 24, 25.

Mr. Ford recused himself on this matter and was replaced by Ms. Keitt.

For motion: Levy, Keitt, Noonan, Leahy
Against motion: Braun, Harrison, Francis

801 Post Road Motion was made by Mr. Levy, seconded by Mr. Ford and members present unanimously **VOTED TO APPROVE** the Special Permit application of Saucy, LLC pertaining to additions and alterations to establish a restaurant use. Des Com. Dist.

40 Hillside Road Motion was made by Ms. Harrison, seconded by Ms. Francis and members present unanimously **VOTED TO APPROVE** the Application of 40 Hillside Road, LLC to establish a Neighborhood Designed Business District on land presently zoned Residence AA bound and described as follows:

Beginning at a point in the Easterly street line of Hillside Road, which point marks the Northwesterly property corner of the subject property;
Thence N 78°20'10" E a distance of 320.00' to a point;
Thence S 06° 53'00" E a distance of 142.00' to a point;
Thence S 78°20'10" W a distance of 299.16' to a point;
Thence N 15°18'19" W a distance of 141.79' to the point of the beginning having an area of 43,807 square feet, more or less or 1.006 acres

The Commission finds that:

1. The proposal is consistent with the Plan of Conservation and Development.
2. Time, experience, and reasonable planning for contemporary or future conditions reasonably indicates the need for the proposed zone change.
3. Circumstances in the neighborhood have changed substantially to warrant the zone change.
4. It has been demonstrated that the proposal is warranted and would serve the general health welfare and safety of the Town.
5. The proposed zone change provides a level of development that would serve to protect property values and accomplish a transition in physical site characteristics between areas of unlike characteristics.
6. The proposed zone change would not permit a level of development that would increase undue traffic congestion.

40 Hillside Road Motion was made by Ms. Braun, seconded by Ms. Harrison and members present unanimously **VOTED TO APPROVE** the Special Permit application of 40 Hillside Road, LLC pertaining to the construction of a new veterinary hospital, subject to the following conditions:

1. The applicant shall use their best efforts to utilize native plantings to the greatest extent possible, in consultation with the Tree Warden and Conservation Department, in the implementation of the landscaping plan to accomplish the screening goals as worked out with the adjacent neighbors.
2. The Commission approves the request to eliminate the proposed sidewalk along Hillside Road.
3. A Bond shall be posted to secure site improvements.

561 Post Road Motion was made by Ms. Braun, seconded by Mr. Ford and members present unanimously **VOTED TO APPROVE** the Zoning Compliance of Kin Properties for façade improvements. Des. Com. Dist.

PUBLIC HEARING

705 – 745 Hulls Highway Request of Peter Olsen for 100% release of a \$26,871.00 bond pertaining to Subdivision improvements. AA Zone

Mr. Olsen presented his request to the Commission.

6-18 Boroskey Road Request of Lucas Papageorge for 100% release of a \$28,265.00 bond pertaining to Subdivision improvements. AA Zone

Mr. Papageorge presented his request to the Commission.

After Public Hearing, the Commission returned and voted on the following:

705 – 745 Hulls Highway Motion was made by Mr. Ford, seconded by Ms. Braun and members present unanimously **VOTED TO APPROVE** the Request of Peter Olsen for 100% release of a \$26,871.00 bond pertaining to Subdivision improvements. AA Zone

6-18 Boroskey Road Motion was made by Mr. Ford, seconded by Ms. Francis and members present unanimously **VOTED TO APPROVE** the Request of Lucas Papageorge for 100% release of a \$28,265.00 bond pertaining to Subdivision improvements. AA Zone

Meeting adjourned at 10:00 p.m.

Meg Francis, Secretary

Josephine M. Keogh, Clerk