

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – JANUARY 24, 2023**

The Town Plan and Zoning Commission held a Meeting at 6:30 p.m., Tuesday, January 24, 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; Lenny Braman, Vice Chairman; Meg Francis, Secretary; Kathy Braun; Steve Levy; 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

Meeting Minutes Motion was made by Ms. Francis, seconded by Mr. Braman and members present **VOTED TO APPROVE** the Meeting Minutes of January 10, 2023.

For Motion: Noonan, Braman, Francis, Braun; Corsillo (for Ford); Harrison.
Abstained: Levy

Mr. Ford arrived at this time.

452 Brookside Drive Motion was made by Mr. Ford, seconded by Mr. Levy and members present unanimously **VOTED TO APPROVE** the Request of Chabad of Fairfield for 100% release of a \$40,725 bond pertaining to Special Exception improvements. A Zone.

Mr. Braman recused himself on this matter and was replaced by Mr. Corsillo.

1143 Sasco Hill Road Motion was made by Mr. Levy, seconded by Ms. Francis and members present unanimously **VOTED TO APPROVE** the Request of Atty. Chris Russo for 50% release of a \$528,025 bond pertaining to subdivision improvements. AAA Zone.

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

Zoning Regulation Amendment Motion was made by Mr. Braman seconded by Ms. Harrison and members present unanimously **VOTED TO APPROVE** the Application of the Economic Development Commission to amend Section 12.3.15; 12.4.17; 12.5.15; 13.14.2; 21.16.3.12 and 28.6.12 of the Zoning Regulations regarding outdoor dining as follows:

[underlined bracketed text is to be removed], **bold** text is new text.

Within the Center Designed Business District:

12.3.15 Restaurants and other food service establishments where customers are served only when seated at tables or counters [and at least three-quarters of the customer seats are located within an enclosed building]. Such uses may include a food take-out service incidental to the primary permitted use, but shall not include establishments where customers are served in motor vehicles, or served primarily at food take-out counters.

Within the Designed Commercial District:

12.4.17 Restaurants and other food service establishments where customers are served only when seated at tables or counters [and at least three-quarters of the customer seats are located within an enclosed building]. Such uses may include food take-out service incidental to the primary permitted use, but shall not include establishments where customers are served in motor vehicles.

Within the Neighborhood Designed District:

12.5.15 Restaurants and other food service establishments having a maximum interior floor area of 4,000 square feet and, where customers are served only when seated at tables or counters [and at least three-quarters of the customer seats are located within an enclosed building]. Such uses may include a food take-out service incidental to the primary permitted use but shall not include establishments where customers are served in motor vehicles or served primarily at food take-out counters.

Within the Commerce Drive Area Designed District:

13.14.2 Permitted Uses

- Residential for one (1) or more families;
- Business and professional offices;
- Financial institutions;
- Medical and dental clinics;
- Retail service stores for cleaning and pressing laundry, including dry cleaning;
- Bakeries, catering establishments;
- Restaurants and other food service establishments where customers are served only when seated at tables or counters, [and at least three quarters of the customer seats are located within an enclosed building]. Such uses may include food take-out service incidental to the primary permitted use but shall not include establishments where customers are served in motor vehicles;
- Establishments for the rental of automobiles for lease periods of fewer than thirty days;
- Barber shops and beauty parlors;

Package stores for the sale and establishments for the service of alcoholic liquors, beer, ale or wine; Stores and other structures where goods are sold or service is rendered primarily at retail; and day nurseries.

Within the Transportation/Commercial Park:

21.16.3.12 Restaurants and other food service establishments where customers are served only when seated at tables or counters [~~and at least three quarters of the customer seats are located within an enclosed building~~]. Such uses may include food take-out service incidental to the primary permitted use, but shall not include establishments where customers are served in motor vehicles.

Regarding Regulations for Off-Street Parking and Loading:

28.6.12 One (1) space for each 40 square feet of patron floor area or portion thereof except that no additional parking is required for the first [~~150~~] **400** square feet of [~~seasonal~~] outdoor dining area approved by the Commission through a Zoning Compliance application.

Purpose: To expand opportunity for outdoor dining.

2031 Redding Road Motion was made by Ms. Braun, seconded by Ms. Harrison and members present unanimously **VOTED TO APPROVE** the Request of Atty. Peter Ambrose for 100% release of a \$25,078 bond pertaining to subdivision improvements. AAA Zone.

PUBLIC HEARING

Zoning Regulation Amendment Application of the Town Plan and Zoning Commission to amend Section 2.4 of the Zoning Regulations to extend the existing prohibition of cannabis establishments an additional year.

Mr. Wendt presented this proposal.

Zoning Regulation Amendment Application of Spot On Fairfield, LLC to amend Section 12.4.12 of the Zoning Regulations. (continued from 1/10/23)

2269 Post Road Special Permit application of Spot On Fairfield, LLC to establish a veterinary hospital including dog boarding and day care. Des. Comm. Dist.
(continued from 1/10/23)

Atty. Knuff presented a revision to the proposed application. Public comment commenced. The hearing did not conclude and was continued to February 14, 2023.

Meeting adjourned at 10:00 p.m.

Meg Francis, Secretary

Josephine M. Keogh, Clerk