

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – APRIL 25, 2023**

The Town Plan and Zoning Commission held a Meeting at 6:30 p.m., Tuesday, April 25, 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; Dan Ford; Alexis Harrison; Steve Levy.

Alternate Members Present: Tom Corsillo; Jeanine Pocoski and Peter Collins.

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

Meeting Minutes Motion was made by Ms. Francis, seconded by Mr. Braman and members present **VOTED TO APPROVE** the Meeting Minutes of April 11, 2023.

For motion: Noonan; Braman; Francis; Braun; Ford; Harrison
Abstained: Levy

Zoning Regulation Amendment Motion was made by Ms. Harrison, seconded by Ms. Francis and members present unanimously **VOTED TO DENY** the application of Spot On Fairfield, LLC to Amend Section 12.4.12 of the Zoning Regulations for the following reasons:

1. The proposal is not consistent with the Town Plan of Conservation and Development (POCD).
2. Time, experience and responsible planning for contemporary or future conditions does not reasonably indicate the need for the proposed change.
3. It has not been demonstrated that the proposal is warranted and would serve the general health, welfare and safety of the town.
4. The proposal does not promote a level of development that would serve to protect property values and enhance the community.

2269 Post Road Motion was made by Mr. Braman, seconded by Mr. Ford and members present unanimously **VOTED TO DENY** the Special Permit application of Spot On Fairfield, LLC to establish A veterinary hospital including dog boarding and day care. Des. Comm. Dist. In the absence of the regulation amendment, the proposed use is not permitted.

Zoning Regulation Amendment Motion was made by Ms. Braun, seconded by Ms. Harrison to table the application

For the motion: Braun, Francis.

Against the motion: Noonan, Braman, Ford, Harrison, Levy.

Therefore, the motion did not carry.

Motion was then made by Mr. Levy, seconded by Mr. Braman to approve the application. After a lengthy discussion, the Commission agreed to table a vote on the motion.

1143 Sasco Hill Road Motion was made by Mr. Levy, seconded by Ms. Francis and members present unanimously **VOTED TO APPROVE** the request of 1143 Sasco Hill Road, LLC to release \$249,612.50 of a \$264,012.50 bond pertaining to subdivision improvements in a AAA Zone.

1565 Post Road Motion was made by Ms. Braun, seconded by Mr. Levy and members present unanimously **VOTED TO APPROVE** the Zoning Compliance application to establish a food service use in a portion of an existing building. Cent. Des. Dist.

2131 Black Rock Turnpike Motion was made by Ms. Francis and seconded by Ms. Braun to deny the Zoning Compliance application of Jeremiah Kline for outdoor dining. Des. Comm. Dist.

For the motion: Francis.

Against motion: Noonan, Braman, Braun, Ford, Harrison, Levy.

Therefore, the motion did not carry.

Motion was then made by Mr. Levy, seconded by Mr. Braman and members present unanimously **VOTED TO APPROVE** the Zoning Compliance application of Jeremiah Kline for outdoor dining with the following conditions:

1. No part of the outdoor dining can be in the State Right of Way, including the fencing.
2. The Stillson Road driveway must be closed off with new curbing with a paved or grass island behind it. A permit is required from the State Dept. of Transportation (DOT) (203) 389-3007.

3. There shall be no exterior music or sound system.
4. No additional signage.
5. Subject to annual re-certification.

85 Mill Plain Road Motion was made by Mr. Levy, seconded by Mr. Braman and members present unanimously **VOTED TO APPROVE** the Zoning Compliance application of Jenna McPartland for outdoor dining with the following conditions:

1. A suitable barrier shall be installed for the protection of patrons.
2. No outside music or sound system.
3. No additional signage.
4. Subject to annual re-certification.

1968 Black Rock Turnpike Motion was made by Mr. Braman seconded by Mr. Levy and members present unanimously **VOTED TO APPROVE** the Zoning Compliance application of Fairway Plaza Associates, LLC to establish a veterinary hospital in a portion of an existing Building, formerly occupied by a restaurant. Des. Comm. Dist.

1814 Post Road Motion was made by Ms. Braun, seconded by Ms. Harrison and members present unanimously **VOTED TO APPROVE** the Zoning Compliance application of Mark Bartolone for outdoor dining with the following conditions:

1. A suitable barrier shall be installed for the protection of patrons.
2. No outside music or sound system.
3. No additional signage.
4. Subject to annual re-certification.

PUBLIC HEARING

1280 Stratfield Road Special Exception application of Andail III, LLC d/b/a The Goddard School for an interior expansion into an existing second floor currently used for storage Neigh. Des. Dist./Res. A.

Atty. John Fallon presented the proposed application to the Commission.

186-212 Hillside Road Special Permit application of Marsh Real Estate, LLC pertaining to a second-floor addition to an existing dwelling Neigh. Des. Dist.

Atty. John Fallon presented the proposed application to the Commission.

277-301 Berkley Road Zoning Compliance application of Berkley Road, LLC pertaining to the construction of a 40-unit residential development pursuant to Section 8-30g of the General Statutes. Res B Zone.

This matter was not taken up and will be heard on May 9th.

Meeting adjourned at 10:00 p.m.

Meg Francis, Secretary

Josephine M. Keogh, Clerk