

South but required four foot wide concrete sidewalks on one side of the road in the subdivision. The second request to waive sidewalks was in September 2023 which was denied by the Commission. Mr. Hawkins then explained that street trees are a requirement for all new subdivisions and are to be a mix of non-invasive species. The approved plans have a mix of maple, honey locust, and elm trees shown for the street trees.

Mr. Winne then opened the hearing up to the public. They were as follows;

- Susan Peia – 21 Kings Meadow – Opposed to sidewalks and street trees.
- Justin Eschert – 19 Kings Meadow - Opposed to sidewalks.
- Kevin Zeller – 23 Kings Meadow - Opposed to sidewalks and street trees.
- Andrea Zeller – 23 Kings Meadow - Opposed to sidewalks and street trees.
- Jean Cronin – 33 Kings Meadow – Opposed to sidewalks and street trees.
- Mike Magora – 1 Kings Court - Opposed to sidewalks and street trees.
- Jeffrey Chillson – 15 Kings Meadow - Opposed to sidewalks.
- Patrick Cronan – 33 Kings Meadow - Opposed to sidewalks and street trees.
- Viresh Tater – 35 Kings Meadow - Opposed to sidewalks and too many street trees.
- Kubendran Kasiliya – 9 Kings Meadow – Opposed to sidewalks.
- Charles Marshall – 10 Kings Meadow – In favor of sidewalks does not care about trees. Safety issue for school children.
- David Washburn – 17 Kings Meadow – Opposed to sidewalks.
- Jose Adan – 2 Kings Court - Opposed to sidewalks and street trees.
- Silvana Villeneuve – 28 Kings Meadow – Poor drainage in front of house. Asked if bond money for sidewalk can be used for something else.
- Paula Smith – 34 Kings Meadow – Opposed to street trees and sidewalks.
- Nicholas Brabender – 32 Kings Meadow – In favor of sidewalks.
- Alex Abrams – 18 Kings Meadow – In favor of sidewalks and street trees. Safety issue for school children.
- Sheila Boisjolie – 14 Kings Meadow – Put sidewalks on Kings Court. Opposed to street trees.
- Krista Koerner – 4 Kings Court – Opposed to sidewalks and street trees.
- Stacy Brabender – 32 Kings Meadow – Sidewalk should be on Kings Court. Asked about street lights.
- Kathy Marshall – 10 Kings Meadow – In favor of sidewalks.

Many of the sidewalk comments related to safety of school children getting picked up and dropped off from the bus at the Kings Court/East Street South intersection. With nothing further from the public, Mr. Winne asked if any Commission members had questions for staff or the applicant. Mr. Guilmartin asked about the timing of sidewalk construction and when they should be built in a project and whether the building code had information on it. Mr. Hawkins will look into it and report back to the Commission. Ms. Golembiewski asked the applicant why the sidewalks were not installed after the last waiver request was denied by the Commission. Mr. O'Neill responded that he did not have houses completed or the infrastructure to get the work done. Mr. Kaplan stated that it seemed like a lot of things were not done correctly and that they should look at compliance with the project as a whole.

These minutes are not official until accepted at a subsequent meeting.

Ms. Bromage made a motion to close the public hearing. The motion was seconded by Mr. Guilmartin which passed unanimously. 6-0-0.

IV. OLD BUSINESS

Files 2019-2:

Chairman Winne began deliberations by stating that he understands the owner's frustration with sidewalks and street trees disrupting their driveways and yards. However, he stated that the original approval of this project had sidewalks and street trees and he is not inclined to waive them. Other Commissioners were in agreement with the Chair and added that waiving these now would set a precedent for future projects, sidewalks are a benefit to a community and a safety feature to keep people off the road, and that the Commission needs to be consistent with their decisions.

Ms. Bromage moved to approve the requested waiver from the Subdivision Regulations for File 2019-2 for sidewalks. The motion was seconded by Mr. Guilmartin and denied 0-6-0.

Ms. Bromage moved to approve requested waiver from the Subdivision Regulations for the installation of street trees. The motion was seconded by Mr. Guilmartin and denied 0-6-0.

Commission members expressed concern with the safety issues raised tonight with regard to school children at the bus stop and asked staff to work with the Education Department to find a solution that works for all.

File 2017-4C: Request from Laura Builders, LLC and Hinckley Construction, Inc. to release the remaining maintenance bond for the Hidden Way subdivision. Map 26, Block 28, Lots 7-1 to 7-9. Applicant: Laura Builders, LLC and Hinckley Construction, Inc.

Mr. Hawkins read his memo recommending that the \$31,000 maintenance bond for the subdivision be released. The developer has completed the work that staff recommended including replacing dead screening trees and fixing a couple areas of sidewalk in need of repair. The work was inspected by the Public Works Director and the Zoning Enforcement Officer and found to be satisfactory.

Ms. Bromage moved that the Commission approve the release of the \$31,000 maintenance bond for the Hidden Way subdivision. Mr. Dunn seconded the motion which passed unanimously 6-0-0.

V. NEW BUSINESS –

File 2024-5: Request for a special permit/site plan approval for a place of worship in the former bank building located at 1380 Mountain Road. Map 15H, Block 28, Lot 75. Applicant: Lucy McMahon.

Mr. Hawkins stated that the application is complete and suggested setting the public hearing for the November 18th regular meeting.

Ms. Bromage moved to accept File 2024-5 and set the public hearing for the November 18th regular meeting. Ms. Golembiewski seconded the motion which passed unanimously 6-0-0.

VI. TRAINING SESSION FOR COMMISSION

Attorney Carl Landolina to discuss affordable housing and CT General Statutes Section 8-30g. Chairman Winne stated that Attorney Landolina could not attend the meeting due to illness and they will look to have the session in November provided he is available.

VII. REPORTS

Chairman – Chairman Winne mentioned some recent court decisions related to affordable housing in Fairfield and suggested the Commission think about the topic and come with questions for Attorney Landolina next month.

Director of Planning & Development – Mr. Hawkins addressed the Commission about the tree work being done at the property behind 156 South Main Street.

VIII. MINUTES

Mr. Guilmartin moved to approve the September 16, 2024 regular meeting minutes. The motion was seconded by Ms. Bromage and approved 5-0-1 with Ms. Golembiewski recusing herself as she was not at the meeting.

IX. CORRESPONDENCE – None

X. ADJOURNMENT

With nothing further to come before the commission, Ms. Bromage made a motion to adjourn at 8:38 PM. The motion was seconded by Mr. Dunn and passed 6-0-0.

Submitted,

Ginny Bromage, Secretary

cc: Assessor, Building Official, Conservation Commission, Selectmen, Town Clerk, Town Engineer, Zoning Enforcement Officer, Commission Counsel