

Planning and Zoning Commission
Inland Wetlands Agency
Special Meeting Notice
Wednesday March 9, 2022, 5:00 p.m.

This will be a ZOOM meeting only.

Join Zoom Meeting:

<https://us06web.zoom.us/j/89448993337?pwd=aVV2UDBhM0FnbXA3UTFrZ09tWTd0QT09>

or via the Zoom application or phone in: +1 929 205 6099 US (New York)

Meeting ID: 894 4899 3337

Passcode: 125636

AGENDA

1. **Call to Order.**
2. **Public Hearing:**
 - a. **Proposed amendments to the Zoning Regulations to add new Section 4.2.5 relative to uses allowed under state law and new Section 4.2.6 to opt out of the provisions of Section 6, subsections (a) through (d), inclusive, of Public Act 21-29 relative to accessory apartments, and to delete Section 5.2.1 relative to minimum first floor living area.**
 - b. **Accept comment on the Draft Borough of Fenwick Affordable Housing Plan.**
3. **Possible Action on Proposed Amendments to the Zoning Regulations Section 4.2.5, 4.2.6, 5.2.1.**
4. **Possible Action to Adopt Borough of Fenwick Affordable Housing Plan.**
5. **ZSP22-001 102A Sequassen Avenue, map 11, lot 18.** Brooke Girty, applicant, Frank Sciamé, Jr., owner; Site Plan and Coastal Site Plan application to add 11'x17' porch, enclose existing porch, roof and enclose existing deck, move septic system.
6. **ZSP22-002 16 Fenwick Avenue, map 10, lot 54.** Brooke Girty, applicant, Andrea Jones, owner; Site Plan and Coastal Site Plan application to enclose existing porch; add garage bay, north porch, generator, ac units, underground propane tank; revise driveway.
7. **Borough of Fenwick Zoning Regulations - Definitions and Regulations Relative to Front Yards.**
8. **Approval of Minutes** of previous meeting: Planning & Zoning/Inland Wetlands – January 6, 2021.
9. **Staff Report.**
10. **Current Litigation:** 9 Pettipaug, LLC and Eniotna, LLP v Planning & Zoning Commission for the Borough of Fenwick. Executive Session anticipated.
11. **Adjournment.**

**BOROUGH OF FENWICK
PLANNING & ZONING COMMISSION
NOTICE PUBLIC HEARING
MARCH 9, 2022**

4 NIBANG AVENUE and VIA ZOOM (see log in information above)

NOTICE IS HEREBY GIVEN that the Borough of Fenwick Planning and Zoning Commission will hold a Public Hearing on March 9, 2022 at 5:00 p.m. to hear the following:

1. Proposed amendments to the Zoning Regulations to add new Section 4.2.5 relative to uses allowed under state law and new Section 4.2.6 to opt out of the provisions of Section 6, subsections (a) through (d), inclusive, of Public Act 21-29 relative to accessory apartments, and to delete Section 5.2.1 relative to minimum first floor living area.
2. Accept comment on the Draft Borough of Fenwick Affordable Housing Plan.

At this hearing all interested parties may appear and be heard, and written testimony received. The proposed regulation amendments and draft Affordable Housing Plan are available on the Planning and Zoning page of the Borough of Fenwick website at: www.boroughoffenwick.com.

Dated at Borough of Fenwick, Connecticut this 25th day of January, 2022.

Charles M. Chadwick, Chairman
Planning and Zoning Commission