



Town of Fairfax Planning Commission Meeting

July 18, 2024, 7:00 PM
Women's Club, 46 Park Road

Agenda

This meeting will be held at 7:00 p.m. in-person at the Fairfax Women's Club, 46 Park Road, Fairfax. The meeting is also being held virtually on Zoom. It will be broadcast on Channels 27 and 99, and livestreamed on <https://www.townoffairfax.org/watch-live-2/> or <https://www.cmcm.tv/27>.

How to participate in the meeting virtually

- Join the Zoom webinar and use the "raise hand" feature to provide verbal public comment.
- **On Zoom: Webinar ID: 889 4332 9232** or join <https://us02web.zoom.us/j/88943329232>
- By telephone: [1 \(669\) 900 6833](tel:16699006833) or [1 \(346\) 248-7799](tel:13462487799) and use Webinar ID above. If you receive a busy signal, call +1 (346) 248-7799 (Press *67 before dialing to hide your phone number). To speak during the public comment time press *9 and you will be added to the queue and unmuted when it is your turn to speak.

Before 2:00 pm on the day of the meeting you may e-mail written comments to the Planning Commission at Planning@townoffairfax.org. Comments will be provided to the Planning Commission prior to the meeting and will become part of the meeting record but will not be read out loud.

7:00 P.M.—CALL TO ORDER

ROLL CALL (Commissioner Newton will participate via teleconferencing from 16 Ledge Rd. #72, Blue Hill, Maine, 04614)

APPROVAL OF AGENDA

MEETING PROTOCOL

The Chair shall maintain order at the meetings in accordance with Robert's Rules of Order and the Planning Commission has the responsibility to be a model of respectful behavior in order to encourage community participation and citizen input at Planning Commission meetings. The Planning Commission and the audience are expected to refrain from using profane language and/or ridiculing the character or motive of Planning Commission members, staff, or members of the public and to maintain the standards of tolerance and civility.

Conduct: All interested persons are invited to participate in public hearings. In order to give all interested persons an opportunity to be heard and to ensure the presentation of all points of view, members of the audience should: (1) Limit their presentation to three minutes; (2) Provide their comments by e-mail as described above; (3) State their view and concerns succinctly; and (4) Submit any new documents to the Planning Staff, first, directly, or via e-mail at Planning@townoffairfax.org to be entered into the record.

PUBLIC COMMENT ON NON-AGENDA ITEMS

Anyone who wishes to address the Planning Commission on matters not on the agenda, but within the jurisdiction of the Planning Commission, must do so by e-mail, in person, or via Zoom in the manner

described above. Presentations will be limited to three minutes, or as otherwise established by the Planning Commission Chair.

CONSENT CALENDER There are no items on the consent calendar.

PUBLIC HEARING ITEMS

1. 152 Dominga Avenue; Application # 24-06

Continued consideration of a request for a Conditional Use Permit and a Design Review Permit to remodel and expand an existing 1,159 square-foot, two bedroom, 1 ½ bathroom residence into a 1,500 square-foot, three bedroom, 2 ½-bathroom, single-family residence (The project has been redesigned so that it no longer required a Floor Area Ratio Exception); RD 5.5-7 Residential Zone, High Density; Assessor's Parcel No. 002-023-10; Stewart Summers, applicant/architect; Gary Hanley and Jessica Grey, owners; CEQA categorically exempt, 15301(e).

2. 85 Wood Lane; Application # 24-08

Request for a Conditional Use Permit, Tree Removal Permit and Variance to construct a 386 square-foot, living room, laundry room with a loft above it, addition to a single-family residence including reconstruction/relocation of the existing garage, attaching it to the single-family residence and relocating it on the site to accommodate conforming parking in the widened driveway; RS-6 Residential Single-family Residential, High Density Zone; Assessor's Parcel No. 002-062-04; Jonathan Livingston, applicant; Renu Malhotra, owner; CEQA categorically exempt, § 15301(e) and 15305(a).

DISCUSSION ITEMS

3. Discussion of possible changes to the operation of the Planning Commission: meeting time and date; size and composition of the Commission; and other changes that could result in more effective meetings.

MINUTES

4. Minutes from the June 20, 2024 meeting.

PLANNING DIRECTOR'S REPORT

COMMISSIONER COMMENTS/REQUESTS

ADJOURNMENT

Staff reports: Staff reports, and associated materials will be available for public review on the Town website at www.townoffairfax.org the Saturday before the meeting.

Court Challenges: If you challenge the matter(s) described above in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this Notice, or in written correspondence delivered at, or prior to the above referenced public hearing [Govt. Code section 65009(b)].

If an item is continued to a date certain, it is the responsibility of interested parties to note the new meeting date. Notices will not be sent out for items continued to a specific hearing date.

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection on the Town's website at "townoffairfax.org", subject to the staff's ability to post the documents before the meeting.

Accommodation: If you need accommodation to attend or participate in this meeting due to a disability, please contact the Town Clerk at [\(415\) 453-1584](tel:4154531584) or cfoster@townoffairfax.org a minimum of 48 hours prior to the meeting.