



Town of Fairfax Planning Commission Meeting

AUGUST 17, 2023, 7:00 PM
Women's Club, 46 Park Road

Agenda

ADVISORY NOTICE

This meeting will be held in-person at the Fairfax Women's Club, 46 Park Road, Fairfax, and the 7pm 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: 836 6532 1093** or join <https://us02web.zoom.us/j/83665321093>
- **By telephone:** 1 (669) 900 6833 or 1 (346) 248-7799 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 lneal@townoffairfax.org. Comments will be provided to the 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 Commission has the responsibility to be a model of respectful behavior in order to encourage community participation and citizen input at Commission meetings. The Commission and the audience are expected to refrain from using profane language and/or ridiculing the character or motive of Commission members, staff, or members of the public and to maintain the standards of tolerance and civility.

PUBLIC COMMENTS ON NON-AGENDA ITEMS

Anyone wishing to address the Commission on matters ***not on the agenda***, but within the jurisdiction of the 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 Commission Chair.**

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 lneal@townoffairfax.org no later than 2:00 PM the day of the meeting to be entered into the record.

CONSENT CALENDER

There are no items on the consent calendar.

INTRODUCTION OF NEW DIRECTOR OF PLANNING AND BUILDING SERVICES JEFFREY BEISWENGER

OPEN TIME FOR PUBLIC EXPRESSION

PUBLIC HEARING ITEMS

1. Discussion/consideration for recommendation to the Town Council of the following: A resolution of the Fairfax Planning Commission recommending the Town Council adopt an ordinance concerning inclusionary housing requirements, approve a resolution adopting affordable housing in-lieu fees and commercial/non-residential linkage fees in the master schedule; and approve a resolution adopting affordable housing requirements and program regulations; CEQA exempt per CEQA Guidelines § 15378(b)(4).

2. 34 Hill Avenue; Application # 23-18

Continued consideration of a request for a project *that has been redesigned since the July 20, 2023, meeting* for a Conditional Use Permit, Design Review Permit, Variance, Excavation Permit, and a Tree Removal Permit to construct a 1,318 square-foot, 2-bedroom, 2 ½-bathroom, single-family residence with a 317 square-foot, one car garage on a 3,309 square-foot site; APN: 002-214-01; RD 5.5-7 Residential Zone; John Simenic, applicant/owner; CEQA categorically exempt, 15303(a) and 15305(a).

3. 299 Bolinas Rd.; Application # 23-21

Request for a Conditional Use Permit to construct an approximately 129 square foot wooden deck with a metal railing and wooden access stairway on a detached accessory dwelling unit (ADU); APN: 002-033-01; RD 5.5-7 Residential Zone; Cottage Technologies, Inc., applicant; John Boldrick, owner; CEQA Categoricaly exempt, § 15301(a).

4. 128 Dominga Ave.; Application # 23-22

Request for a Variance to construct a second driveway and parking area; APN: 002-023-30; RD 5.5-7 Residential Zone; Stephen LaDyne, applicant; Katherine Johnson, owner; CEQA categorically exempt, § 15301(C).

5. 7 Valley Rd.; Application # 23-23

Request for a Conditional Use Permit and Variance to reconstruct/expand an existing carport, build a front entry arbor and legalize conversion of an existing storage shed to

office space on an existing single-family residence site; APN: 003-191-30; RS-6 Single-family Residential Zone; Brooks McDonald, Architect; Kyle Miller and Jessie Curtner, owners; CEQA categorically exempt, § 15301(a), 15303(e).

6. 771 Center Blvd.; Application # 23-24

Request for a Conditional Use Permit to operate an alternative healing center featuring cold plunge pool baths with infrared saunas, red light therapy, cryotherapy and various muscle recovery tools, from an existing commercial space in the Fair-Anselm Plaza; APN: 002-131-14; CH Highway Commercial Zone; Colin Russel, applicant; Rich Hall, Magna Real Estate, owner; CEQA categorically exempt, § 15301(a).

DISCUSSION ITEMS

7. Continued consideration of proposed changes in the minute taking protocol to comply with previous Town Council Resolution No. 2460.

MINUTES

8. Review and approval of the minutes from the May 18, 2023, and the July 20, 2023, meetings.

COMMISSIONER COMMENTS/REQUESTS

PLANNING DIRECTOR'S REPORT

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) a minimum of 48 hours prior to the meeting.

The Final Agenda will be posted on the Friday evening before the hearing at the Fairfax Post Office, the Women's Club and Town Hall in accordance with Government Code section 54954.2(a)(1). Items shown on this notice may be taken out of order so all interested parties should be at the meeting at 7:00 PM.