

**TOWN PLAN AND ZONING COMMISSION  
MEETING AGENDA: FEBRUARY 9, 2021  
6:30 p.m. via teleconference  
Fairfield, Connecticut 06824**

**MEMBERS OF THE PUBLIC: IN LIGHT OF COVID-19, AND PURSUANT TO  
EXECUTIVE ORDER 7B, THE TOWN IS CONDUCTING THIS MEETING VIA  
WEBEX**

**TO JOIN: <https://tofit.my.webex.com/meet/community>**

**For phone access dial-1-510-338-9438, access code 126-944-3035**

**Please Note:**

**If you call to listen, you will not be heard by the board members and there will be no live public comment until called for by the Chairman during the public hearing portion of the meeting. The public is encouraged to send their comments before the meeting to the following email: [tpzcommission@fairfieldct.org](mailto:tpzcommission@fairfieldct.org).**

**A. CALL TO ORDER**

**B. EXECUTIVE SESSION**

**1. BILLS AND COMMUNICATIONS**

- a. **Meeting Minutes** January 26, 2021, January 27, 2021  
[https://fairfieldct.org/filestorage/10726/11028/12429/TPZ\\_Minutes -  
\\_January\\_26\\_2021.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/TPZ_Minutes_-_January_26_2021.pdf)

[https://fairfieldct.org/filestorage/10726/11028/12429/TPZ\\_minutes\\_January\\_27%2C\\_2021.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/TPZ_minutes_January_27%2C_2021.pdf)

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**2. NEW APPLICATIONS FOR RECOMMENDATION TO PUBLIC HEARING**

- a. **Zoning Regulation Amendment** Application of Fairfield University to amend Section 5.2.5.4 of the Zoning Regulations (coverage and floor area relating to parking structures)
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### 3. OLD BUSINESS

- a. **Zoning Regulation Amendment** Application of the Affordable Housing Committee to amend Section 6.0 of the Zoning Regulations (Accessory Apartments). PH 10/27/20, Exp. date 3/30/21 Present: Wagner, Braman, Francis, Braun, Corcoran, Levy, Noonan, DiGiacomo, Elliott, Gordon

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[https://fairfieldct.org/filestorage/10726/11028/12429/12436/Accessory\\_apartment\\_regulation\\_proposal.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/Accessory_apartment_regulation_proposal.pdf)

- b. **Zoning Regulation Amendment** Application of Primrose Development, LLC to amend Section 10.0 of the Zoning regulations (Regulations for Designed Residence District). PH 11/10/20, 1/12/21, Exp. date 3/18/21 Present: Wagner, Braman, Francis, Braun, Corcoran, Levy, Noonan (11/10), DiGiacomo, Elliott, Gordon (11/10)

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/99495/5545\\_Park\\_Avenue.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/99495/5545_Park_Avenue.pdf)

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/99495/Park\\_Ave\\_landscape\\_plan.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/99495/Park_Ave_landscape_plan.pdf)

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/99495/Park\\_Ave\\_Accident\\_data\\_letters\\_%28002%29.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/99495/Park_Ave_Accident_data_letters_%28002%29.pdf)

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- c. **5545 Park Avenue** Zone Change application of Primrose Development, LLC to establish a Designed Residence District on land presently zoned R3. PH 11/10/20, 1/12/21, Exp. date 3/18/21 Present: Wagner, Braman, Francis, Braun, Corcoran, Levy, Noonan (11/10), DiGiacomo, Elliott, Gordon (11/10)
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- d. **5545 Park Avenue** Special Permit application of Primrose Development, LLC pertaining to the construction of an 80-unit residential development. PH 11/10/20, 1/12/21, Exp. date 3/18/21 Present: Wagner, Braman, Francis, Braun, Corcoran, Levy, Noonan (11/10), DiGiacomo, Elliott, Gordon (11/10)
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- e. **53 Old Dam Road** Special Exception application of Michael Schramm pertaining to the construction of a rooftop deck. Beach Dist. PH 1/26/21, Exp. date 4/1/21 Present: Wagner, Braman, Francis, Braun, Corcoran, Levy, Noonan, DiGiacomo, Elliott, Gordon  
[https://fairfieldct.org/filestorage/10726/11028/12429/97850/53\\_old\\_Dam\\_Road.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/53_old_Dam_Road.pdf)
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- f. **693 Fairfield Beach Road** Special Exception application of Declan Mahar pertaining to the construction of a rooftop deck. Beach Dist. PH 1/26/21, Exp. date 4/1/21 Present: Wagner, Braman, Francis, Braun, Corcoran, Levy, Noonan, DiGiacomo, Elliott, Gordon  
[https://fairfieldct.org/filestorage/10726/11028/12429/97850/693\\_Fairfield\\_Beach\\_Road.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/693_Fairfield_Beach_Road.pdf)
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- g. **3135 Easton Turnpike** Special Exception application of Sacred Heart University pertaining to the construction of a hockey arena. Designed Research District / R3 Zone. PH 12/8/20, 1/26/21 Exp. date 4/1/21 Present: Wagner, Braman, Francis, Braun, Corcoran, Levy, Noonan, DiGiacomo, Elliott, Gordon  
[https://fairfieldct.org/filestorage/10726/11028/12429/12436/100193/SHU\\_Hockey\\_application.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/100193/SHU_Hockey_application.pdf)  
  
[https://fairfieldct.org/filestorage/10726/11028/12429/12436/100193/SHU\\_Hockey - site and architectural plans.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/100193/SHU_Hockey - site and architectural plans.pdf)  
  
[https://fairfieldct.org/filestorage/10726/11028/12429/12436/100193/SHU\\_Hockey - traffic\\_report.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/100193/SHU_Hockey - traffic_report.pdf)
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#### 4. COMPLIANCES

- a. **425 Post Road** Zoning Compliance application of Darcie Roy for an overall sign plan. Des Comm. Dist.  
[https://fairfieldct.org/filestorage/10726/11028/12429/97850/425\\_Post\\_Road\\_sign\\_plan.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/425_Post_Road_sign_plan.pdf)
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- b. **1474 Post Road** Zoning Compliance application of E+F Assoc. to establish a food service use (ice cream) in a portion of an existing building. Cent. Des. Dist.  
[https://fairfieldct.org/filestorage/10726/11028/12429/97850/1474\\_Post\\_Road.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/1474_Post_Road.pdf)
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- c. **1125 Post Road** Zoning Compliance application of R-K Brick Walk V, LLC to convert the existing second floor from office to 2 residential apartments. Cent. Des. Dist.  
[https://fairfieldct.org/filestorage/10726/11028/12429/97850/1125\\_Post\\_Road.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/1125_Post_Road.pdf)
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## C PUBLIC HEARING

1. **Zoning Regulation Amendment** Application of Fairfield Medical, LLC proposing new Section 12.4.29 “Inclusionary Multi-Family Residential Use with a Housing Opportunity or Workforce Housing Component”.
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2. **4185 Black Rock Turnpike** Zoning Compliance application of Fairfield Medical, LLC pertaining to a 94-unit residential development pursuant to Section 8-30g of the CT General Statutes. Des Com. Dist.

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/102351/4185 Black Rock Turnpike Master.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/102351/4185%20Black%20Rock%20Turnpike%20Master.pdf)

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