

**TOWN PLAN AND ZONING COMMISSION
MEETING AGENDA: JANUARY 26, 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.

A. CALL TO ORDER

B. EXECUTIVE SESSION

1. BILLS AND COMMUNICATIONS

- a. **Meeting Minutes** January 12, 2021
https://fairfieldct.org/filestorage/10726/11028/12429/TPZ_Minutes_January_12%2C_2021.pdf
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2. NEW APPLICATIONS FOR RECOMMENDATION TO PUBLIC HEARING

- a. **Zoning Regulation Amendment** Application of 15 Unquowa Road, LLC to amend Sections 12.3.16, 12.7.4, 12.7.5, 12.7.6 and 28.6 of the Zoning Regulations
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- b. **15 Unquowa Road** Special Permit application of 15 Unquowa Road, LLC pertaining to a mixed use commercial and residential development. Cent. Des. Dist.
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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

- 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/Park_Ave_landscape_plan.pdf

https://fairfieldct.org/filestorage/10726/11028/12429/12436/99495/Park_Ave_Accident_data_letters_%28002%29.pdf

- 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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4. COMPLIANCES

- a. **290 Tunxis Hill Road** Zoning Compliance application of 290 Tunxis Hill, LLC for an overall sign plan. Des. Comm. Dist.
https://fairfieldct.org/filestorage/10726/11028/12429/97850/290_Tunxis_Hill_sign_plan.pdf
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- b. **1418 Post Road** Zoning Compliance application of Fairfield Community Theater, LLC to expand existing outdoor dining. Cent. Des. Dist.
https://fairfieldct.org/filestorage/10726/11028/12429/97850/1418_Post_Road.pdf
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- c. **11 Unquowa Road** Zoning Compliance application of Fairfield Community Theater, LLC to establish a restaurant use in a portion of an existing building and new outdoor dining. Cent. Des. Dist.
https://fairfieldct.org/filestorage/10726/11028/12429/97850/11_Unquowa_Road.pdf
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C PUBLIC HEARING

1. **53 Old Dam Road** Special Exception application of Michael Schramm pertaining to the construction of a rooftop deck. Beach Dist.
https://fairfieldct.org/filestorage/10726/11028/12429/97850/53_old_Dam_Road.pdf
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2. **693 Fairfield Beach Road** Special Exception application of Declan Mahar pertaining to the construction of a rooftop deck. Beach Dist.
https://fairfieldct.org/filestorage/10726/11028/12429/97850/693_Fairfield_Beach_Road.pdf
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3. **3135 Easton Turnpike** Special Exception application of Sacred Heart University pertaining to the construction of a hockey arena. Designed Research District / R3 Zone. (Continued from December 8, 2020)

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_traffic_report.pdf
