

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF SPECIAL MEETING – SEPTEMBER 8, 2021**

The Town Plan and Zoning Commission held a meeting at 6:30 p.m., on Wednesday, September 8, 2021 via WEBEX

Members Present: Lenny Braman, Vice Chairman; Meg Francis, Secretary; Kathryn Braun, Mark Corcoran, Steven Levy,

Alternate Members Present: Fredda Gordon

Town Department Members Present: Jim Wendt, Planning Director
Emmeline Harrigan, Asst. Planning Director

Planning Discussion:

Ms. Harrigan presented a draft proposal for amendments to the Center Designed District regulations. The proposed draft is a follow up to the planning discussion held on May 25 regarding the potential implementation of recommendations made in the Transit Oriented Development Study, adopted by the Commission in 2019.

After discussion, it was the consensus of the Commission to have the staff make further revisions to the draft for a subsequent session.

Legislative re-cap:

Mr. Wendt provided a summary overview of the statutory changes made in the last legislative session. Three topics were discussed in which the Commission has regulatory discretion:

Accessory Dwelling Units (ADU's): The State has adopted a default ADU regulation that becomes effect January 1, 2023 unless a community opts out by a prescribed procedure. Our local regulations are consistent with the majority of the provisions of the new statute however our regulations differ in that:

The Fairfield regulations permit accessory apartments only in single family zones and not in the Beach District or multifamily zones whereas the statutes require apartments to be permitted on any lot that contains a single family dwelling regardless of zone. The statute requires that detached accessory apartments be permitted whereas the Fairfield regulations only permits detached units in the AAA Zone.

After discussion, it was the consensus of the Commission to prepare a draft regulation proposal to consider increased opportunity for detached units in zones other than AAA and to consider allowance in the B and C Zones on lots with single family dwellings. It

was further the consensus of the Commission to pursue the procedure for opting out of the State default regulation.

Off Street Parking: The new statutory language prohibits zoning regulations from requiring more than one parking space for each studio or one-bedroom dwelling unit and no more than two spaces for each dwelling unit with two or more bedrooms unless a community opts out by a prescribed procedure. It was the consensus of the Commission to pursue the opt out procedure.

Retail sale of Cannabis: The Adult Use Cannabis Act requires municipal zoning regulations to either: 1. Define which types of cannabis establishments are to be permitted and how they are to be regulated or; 2. Choose to prohibit some or all types of cannabis establishments.

After discussion, it was the consensus of the Commission to pursue a 1-year moratorium of cannabis establishments.

This meeting adjourned at 8:35 p.m.

James Wendt
Acting Clerk