

**TOWN PLAN AND ZONING COMMISSION
MEETING AGENDA: FEBRUARY 8, 2022
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 1/25/22

[https://fairfieldct.org/filestorage/10726/11028/12429/114752/114756/TPZ_Meeting_Minutes - January 25%2C 2022.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/114752/114756/TPZ_Meeting_Minutes_-_January_25%2C_2022.pdf)

b. 2780 Redding Road Request of Atty. John Fallon for a 90-day extension for recording final Subdivision Map.

2. NEW APPLICATIONS FOR RECOMMENDATION TO PUBLIC HEARING

- a. **2-6 Beacon Square** Zoning Compliance Application of Beacon Square Properties, LLC pertaining to a 26-unit residential development, pursuant to Section 8-30g of the Connecticut General Statutes. Res. R-3 Zone.
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- b. **855 Stillson Road** Subdivision application of 855 Stillson Road, LLC for two (2) lots in an A Zone.
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- c. **1609 Fairfield Beach Road** Special Exception and Coastal Site Plan application of Gregory Sargent pertaining to the demolition and reconstruction of a single family dwelling. Beach District
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3. OLD BUSINESS

- a. **Zoning Regulations Amendment** Application of 1401 King, LLC to amend Section 13.14.2 of the Zoning Regulations (permitted uses in the Transit Oriented Development Park) to allow dog day care uses to include overnight boarding, day care, grooming and training P.H 1/25/22, Exp. date 3/31/22 Present: Noonan, Braman, Francis, Braun, Ford, Harrison, Levy, Gordon, Keitt

https://fairfieldct.org/filestorage/10726/11028/12429/97850/1401_Kings_Highway_dogtopia.pdf

- b. **1401 Kings Highway** Zoning Compliance Application of 1401 King, LLC to establish a dog day care, overnight boarding, grooming and training use in a portion of an existing building. Des. Comm. Dist./TOPD. P.H. 1/25/22. Present: Noonan, Braman, Francis, Braun, Ford, Harrison, Levy, Gordon, Keitt
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- c. **Zoning Regulation Amendment** Application of the Town Plan and Zoning Commission to amend Section 2.4 of the Zoning Regulations. Proposed prohibition of Cannabis Establishments. P.H. 1/25/22. Present: Noonan, Braman, Francis, Braun, Ford, Harrison, Levy, Gordon, Keitt

https://fairfieldct.org/filestorage/10726/11028/12429/97850/Jan_25%2C_2022_amendments%2C_Cannabis.pdf

- d. **Zoning Regulation Amendment** Application of the Town Plan and Zoning Commission to opt-out of State mandated parking regulations. P.H. 1/25/22. Present: Noonan, Braman, Francis, Braun, Ford, Harrison, Levy, Gordon, Keitt

https://fairfieldct.org/filestorage/10726/11028/12429/97850/Jan_25%2C_2022_amendments%2C_parking_opt_out.pdf

- e. **Zoning Regulation Amendment** Application of the Town Plan and Zoning Commission to amend Section 6.0 of the Zoning Regulations (Accessory Apartments) and proposed opt-out of State mandated language. P.H. 1/25/22. Present: Noonan, Braman, Francis, Braun, Ford, Harrison, Levy, Gordon, Keitt

https://fairfieldct.org/filestorage/10726/11028/12429/97850/Jan_25%2C_2022_amendments%2C_accessory_apartments.pdf

- f. **Zoning Regulation Amendment** Application of the Town Plan and Zoning Commission to amend Section 2.12 (Flood Management) and Section 32.0 (Flood Protection). P.H. 1/25/22. Present: Noonan, Braman, Francis, Braun, Ford, Harrison, Levy, Gordon, Keitt

https://fairfieldct.org/filestorage/10726/11028/12429/97850/Jan_25%2C_2022_amendments%2C_Flood_regs.pdf

4. **ZONING COMPLIANCES/COASTAL SITE PLANS**

- a. **1271 Fairfield Beach Road** Coastal Site Plan Application of Helene Salerno pertaining to the construction of a single family dwelling. Beach District.
[https://fairfieldct.org/filestorage/10726/11028/12429/97850/CAM -
_FairfieldBeachRd1271_NewSFR- Feb2022_Master.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/CAM_-_FairfieldBeachRd1271_NewSFR- Feb2022_Master.pdf)
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C. **PUBLIC HEARING**

1. **Zoning Regulation Amendment** Application of Sacred Heart University to amend Section 5.2.5 of the Zoning Regulations.
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2. **175 Jefferson Street** Special Exception Application of Sacred Heart University pertaining to the construction of additional student housing. R-3 Zone

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/115915/SHU_North
FreshmanDorm_Master.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/115915/SHU_North_FreshmanDorm_Master.pdf)

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/115915/SHU_North
Dorms_-_Planning_and_Zoning-Site_%26_Arch_Plans.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/115915/SHU_North_Dorms_-_Planning_and_Zoning-Site_%26_Arch_Plans.pdf)
