

**TOWN PLAN AND ZONING COMMISSION
MEETING AGENDA: MARCH 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** 2/22/22
https://fairfieldct.org/filestorage/10726/11028/12429/114752/114756/TPZ_Meeting_Minutes_-_February_22%2C_2022.pdf
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2. NEW APPLICATIONS FOR RECOMMENDATION TO PUBLIC HEARING

- a. **936 Sasco Hill Road** Special Exception application of the Country Club of Fairfield pertaining to the construction of a new paddle tennis court and warming hut. AAA Zone.
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3. OLD BUSINESS

- a. **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 (tabled 2/8/22, 2/22/22)
https://fairfieldct.org/filestorage/10726/11028/12429/97850/Jan_25%2C_2022_amendments%2C_accessory_apartments.pdf
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- b. **Zoning Regulation Amendment** Application of Sacred Heart University to amend Section 5.2.5 of the Zoning Regulations. P.H. 2/8/22, 2/22/22, Exp. date 4/28/22. Present: Noonan, Braman, Francis, Braun, Ford, Harrison, Levy, Gordon 2/22, Keitt 2/8, Leahy 2/8
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- c. **175 Jefferson Street** Special Exception application of Sacred Heart University pertaining to the construction additional student housing. R3 Zone. P.H. 2/8/22, 2/22/22, Exp. date 4/28/22. Present: Noonan, Braman, Francis, Braun, Ford, Harrison, Levy, Gordon 2/22, Keitt 2/8, Leahy 2/8
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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_Dorm_Supp_14Feb2022.pdf

C. PUBLIC HEARING

1. **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 CT General Statutes. R-3 Zone

https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/116319/2thru6BeaconSquare_MasterFeb2022.pdf

https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/116319/Beacon_Square_sight_line_profile_and_lighting_plan.pdf