

**TOWN PLAN AND ZONING COMMISSION  
MEETING AGENDA: MARCH 22, 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](mailto:tpzcommission@fairfieldct.org).**

**A. CALL TO ORDER**

**B. EXECUTIVE SESSION**

**1. BILLS AND COMMUNICATIONS**

**a. Meeting Minutes 3/8/22**

**[https://fairfieldct.org/filestorage/10726/11028/12429/114752/114756/TPZ\\_Meeting\\_Minutes\\_-\\_March\\_8%2C\\_2022%27.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/114752/114756/TPZ_Meeting_Minutes_-_March_8%2C_2022%27.pdf)**

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

- a. 236 Commerce Drive Special Permit and Coastal Site Plan application of Frank Pepe's Development Co., LLC, pertaining to a new one-story building for take-out service. Des. Ind. Dist.**
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- b. **92 Center Street** Special Exception application of Southport School to utilize an existing residence for school administrative use. R-3 Zone
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- c. **321-325 Reef Road** Special Permit and Coastal Site Plan application of Phoenix at Reef Road Corp. pertaining to additions and alterations to an existing building to convert to residential use (9-units) Neigh. Des. Bus. Dist.
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- d. **750 Tahmore Drive** Special Exception application of St. Catherine Center for Special Needs for an addition to an existing school. R-3 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

[https://fairfieldct.org/filestorage/10726/11028/12429/97850/Jan\\_25%2C\\_2022\\_amendments%2C\\_accessory\\_apartments.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/Jan_25%2C_2022_amendments%2C_accessory_apartments.pdf)

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- b. **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. PH 3/8/22. Exp. date, 4/14/22. Present: Noonan, Braman, Francis, Braun, Ford, Harrison, Levy, Gordon

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/116319/2thru6BeaconSquare\\_MasterFeb2022.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/116319/2thru6BeaconSquare_MasterFeb2022.pdf)

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/116319/BeaconSquare\\_sight\\_line\\_profile\\_and\\_lighting\\_plan.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/116319/BeaconSquare_sight_line_profile_and_lighting_plan.pdf)

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C. **PUBLIC HEARING**

1. **Zoning Regulation Amendment** Application of the Economic Development Commission to amend Section 12.3.15; 12.4.17; 12.5.15; 13.14.2; 21.16.3.12; and 28.6.12 of the Zoning Regulations.

[https://fairfieldct.org/filestorage/10726/11028/12429/97850/outdoor\\_dining\\_proposal\\_3-22.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/outdoor_dining_proposal_3-22.pdf)

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2. **1073 North Benson Road** Special Exception Application of Fairfield University pertaining to the construction of a comfort station and storage building at Barlow Field. AA Zone

[https://fairfieldct.org/filestorage/10726/11028/12429/97850/FairfieldU\\_Barlow\\_FieldComfortStation\\_Master.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/FairfieldU_Barlow_FieldComfortStation_Master.pdf)

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3. **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 Dist.

[https://fairfieldct.org/filestorage/10726/11028/12429/97850/FairfieldBeachRd1609\\_CAM\\_Master\\_March2022.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/FairfieldBeachRd1609_CAM_Master_March2022.pdf)

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