

**TOWN PLAN AND ZONING COMMISSION  
SPECIAL MEETING AGENDA:  
Tuesday November 15, 2022  
6:30 p.m. at Fairfield Regional Fire School  
205 Richard White Way Fairfield, Connecticut 06824**

**THE TOWN IS ALSO 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 10/11/22**

[https://www.fairfieldct.org/filestorage/10726/11028/12429/114752/114756/TPZ\\_Meeting\\_Minutes\\_-\\_October\\_11%2C\\_2022%27.pdf](https://www.fairfieldct.org/filestorage/10726/11028/12429/114752/114756/TPZ_Meeting_Minutes_-_October_11%2C_2022%27.pdf)

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**b. 376 Quincy Street Referral for recommendation regarding Town acquisition**

[https://fairfieldct.org/filestorage/10726/11028/12429/97850/376\\_Quincy\\_St\\_acquisition\\_referral.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/376_Quincy_St_acquisition_referral.pdf)

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**c. Cannabis Prohibition Discussion of potential extension of prohibition**

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## 2. NEW APPLICATIONS FOR RECOMMENDATION TO PUBLIC HEARING

- a. **345 Reef Road** Special Permit and Coastal Site Plan application of Phoenix at 345 Reef Road Corp., pertaining to three (3) multi-family residential dwellings containing a total of Nine (9) dwelling units. Neighborhood Designed District
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- b. **Zoning Regulation Amendment** Application on Spot On Fairfield, LLC to amend Section 12.4.12 regarding veterinary hospitals to include boarding and dog day care
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- c. **2269 Post Road** Special Permit application of Spot On Fairfield, LLC to establish a Veterinary Hospital with boarding and dog day care in an existing building. Des. Comm. Dist.
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## 3. OLD BUSINESS

- a. **917 Mill Hill Terrace** Request of Maplewood Senior Living for 100% release of a \$191,285.00 bond pertaining to Special Exception improvements. A Zone. (tabled 10/11/22)
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## 4. PRE-APPLICATION REVIEW

- a. **81 Black Rock Turnpike** The Commission will conduct a non-binding pre-application review discussion for a potential development proposal.  
[https://fairfieldct.org/filestorage/10726/11028/12429/97850/81\\_Black\\_Rock\\_Turnpike\\_pre-app\\_2022.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/81_Black_Rock_Turnpike_pre-app_2022.pdf)
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## C. PUBLIC HEARING

1. **Zoning Regulation Amendment** Application of the Economic Development 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 regarding outdoor dining.

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/125418/Outdoor Dining Text Amendments 2022.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/125418/Outdoor_Dining_Text_Amendments_2022.pdf)

[https://fairfieldct.org/filestorage/10726/11028/12429/97850/Outdoor\\_dining\\_support\\_petition.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/Outdoor_dining_support_petition.pdf)

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