

**TOWN PLAN AND ZONING COMMISSION
MEETING AGENDA**

Tuesday, January 10, 2023

**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.

A. CALL TO ORDER

B. EXECUTIVE SESSION

1. BILLS AND COMMUNICATIONS

a. Meeting Minutes 12/13/22, 12/14/22

https://www.fairfieldct.org/filestorage/10726/11028/12429/114752/114756/TPZ_Meeting_Minutes_-_December_13%2C_2022.pdf

https://www.fairfieldct.org/filestorage/10726/11028/12429/114752/114756/TPZ_Meeting_Minutes_-_December_14%2C_2022.pdf

2. NEW APPPLICATIONS FOR RECOMMEDATION TO PUBLIC HEARING

a. 190 Sherman Street Special Permit application of McKenzie Real Estate Group pertaining to the construction of a garage. Cet. Des. Dist.

3. OLD BUSINESS

- a. **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. P. H. 11/15/22, Present: Noonan, Braman, Francis, Braun, Ford, Harrison, Levy, Keitt, Leahy.
TABLED TO JANUARY 24, 2023

[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)

- b. **636 Kings Highway** Special Exception application of Moneca Harrison to establish a day nursery in a portion of an existing building. Des. Comm. Dist. P.H. 12/13/22. Exp. Date: 2/16/23 Present: Noonan, Braman, Francis, Braun, Ford, Harrison, Levy, Corsillo

[https://fairfieldct.org/filestorage/10726/11028/12429/97850/636 Kings Highway app..pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/636_Kings_Highway_app..pdf)

[https://fairfieldct.org/filestorage/10726/11028/12429/97850/636 Kings Highway site plan.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/636_Kings_Highway_site_plan.pdf)

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- c. **345 Reef Road** Special Permit and Coastal Site Plan application of Phoenix at 345 Reef Road Corp. pertaining to a 9-unit residential development. Neigh Des. Dist. P.H. 12/13/22. Exp. Date: 2/16/23 Present: Noonan, Braman, Francis, Braun, Harrison, Levy, Corsillo

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/126141/345 Reef RdApp Master.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/126141/345_Reef_RdApp_Master.pdf)

4. ZONING COMPLIANCES / COASTAL SITE PLANS

- a. **1001-1015 South Pine Creek Road** Coastal Site Plan application of 1001 South Pine Creek, LLC pertaining to the construction of a new two-family dwelling. B Zone. (tabled 12/13/22)

https://fairfieldct.org/filestorage/10726/11028/12429/97850/SouthPineCreekRd1001%261015_Master.pdf

C. PUBLIC HEARING

1. **2031 Redding Road** Request of Atty. Peter Ambrose for 100% release of a \$25,078 bond pertaining to subdivision improvements. AAA Zone.

2. **Zoning Regulation Amendment** Application of Spot On Fairfield, LLC to amend Section 12.4.12 of the Zoning Regulations.
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3. **2269 Post Road** Special Permit application of Spot On Fairfield, LLC to establish a veterinary hospital including dog boarding and day care. Des. Comm. Dist.

https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/125551/2269_Post_Road_Master.pdf
