

**TOWN PLAN AND ZONING COMMISSION
MEETING AGENDA: JANUARY 25, 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** 1/11/22
https://fairfieldct.org/filestorage/10726/11028/12429/114752/114756/TPZ_Meeting_Minutes_-_January_11%2C_2022.pdf
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2. NEW APPLICATIONS FOR RECOMMENDATION TO PUBLIC HEARING

- a. **1-59 Post Road** Special Exception and Coastal Site Plan Application of One Post Road, Fairfield, LLC, pertaining to the construction of a day care facility. Des. Comm. Dist.
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- b. **Zoning Regulations Amendment** Application of the Economic Development Commission to amend Sections 12.3.15, 12.4.17, 12.5.15, 13.14.2, 21.16.3.12, and 28.6.12 regarding outdoor dining.
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3. OLD BUSINESS

- a. **83 Castle Avenue** Zoning Compliance Application of Berwick Associates, LLC pertaining to a 43-unit residential development, pursuant to Section 8-30g of the CT General Statutes. Res. C Zone. P.H. 1/11/22, Exp. Date, 2/5/22 Present: Noonan, Braman, Francis, Braun, Harrison, Ford, Levy, Gordon, Keitt.

https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/114408/83_Castle_Avenue_Master_Dec2021.pdf

C. PUBLIC HEARING

1. **Zoning Regulation 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 care uses to include overnight boarding, day care, grooming and training.
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2. **1401 Kings Highway** Zoning Compliance application of 1401 King, LLC to establish a dog care, overnight boarding, day care, grooming and training use in a portion of an existing building. Des. Comm. Dist./TODP.

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

3. **Zoning Regulation Amendment** Application of the Town of Fairfield Plan and Zoning Commission to amend Section 2.4 of the Zoning Regulations. Proposed prohibition of Cannabis Establishments.

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

4. **Zoning Regulation Amendment** Application of the Town of Fairfield Plan and Zoning Commission to opt-out of State mandated parking regulations.

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

5. **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 at State mandated language.

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

6. **Zoning Regulations Amendment** Application of the Town Plan and Zoning Commission to amend Section 2.12 (Flood Management) and Section 32.0 (Flood Protection).

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