

**TOWN PLAN AND ZONING COMMISSION  
MEETING AGENDA: APRIL 26, 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 3/22/22, 4/12/22**

[https://fairfieldct.org/filestorage/10726/11028/12429/114752/114756/TPZ\\_Meeting\\_Minutes\\_-\\_March\\_22%2C\\_2022%27.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/114752/114756/TPZ_Meeting_Minutes_-_March_22%2C_2022%27.pdf)

[https://fairfieldct.org/filestorage/10726/11028/12429/114752/114756/TPZ\\_Meeting\\_Minutes\\_-\\_April\\_12%2C\\_2022.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/114752/114756/TPZ_Meeting_Minutes_-_April_12%2C_2022.pdf)

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

**a. 1252 Pequot Avenue Subdivision application of Polly Barry and Richard Clarida for two (2) lots in an R3 Zone.**

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- b. Zoning Regulation Amendment** Application of 15 Unquowa Road, LLC to amend Section 12.3 (Center Designed Business District) to include “Inclusionary Multi-Family Residential Use with a Housing Opportunity or Workforce Housing Component”.
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- c. 15 Unquowa Road** Zoning Compliance application of 15 Unquowa Road, LLC pertaining to a 63-unit residential development pursuant to Sect. 8-30g of the CT General Statutes.
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### 3. OLD BUSINESS

- a. 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. P.H. 3/22/22, 4/12/22 Exp. Date 6/16/22 Present: Noonan, Braman, Francis, Braun, Ford, Harrison (4/12), Levy, Gordon, Keitt

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/116824/FairfieldB eachRd1609\\_CAM\\_Master\\_March2022.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/116824/FairfieldB eachRd1609_CAM_Master_March2022.pdf)

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/116824/FairfieldB eachRd1609\\_SupplementalMarch2022.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/116824/FairfieldB eachRd1609_SupplementalMarch2022.pdf)

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/116824/1609\\_FB R - ATTYGreen Exhibits22March2022.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/116824/1609_FB R - ATTYGreen Exhibits22March2022.pdf)

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- b. 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. P.H. 4/12/22, Exp. Date 6/16/22 Present: Noonan, Braman, Francis, Braun, Ford, Harrison, Levy, Gordon, Keitt

[https://fairfieldct.org/filestorage/10726/11028/12429/97850/CountyClubFairfieldPaddleTennis\\_Master.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/CountyClubFairfieldPaddleTennis_Master.pdf)

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- c. **855 Stillson Road** Subdivision application of 855 Stillson Road, LLC for two (2) lots in an A Zone. P.H. 4/12/22, Exp. Date 6/16/22 Present: Noonan, Braman, Francis, Braun, Ford, Harrison , Levy, Gordon, Keitt

[https://fairfieldct.org/filestorage/10726/11028/12429/97850/855\\_Stillson\\_Subdivision\\_Master.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/855_Stillson_Subdivision_Master.pdf)

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## C. PUBLIC HEARING

1. **92 Center Street** Special Exception and Coastal Site Plan application of Southport School to utilize an existing residence for school administrative use. R3 Zone.

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/118548/92\\_Center\\_Street\\_Master.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/118548/92_Center_Street_Master.pdf)

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- 2 **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.

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/118070/321\\_Reef\\_Road\\_Master.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/118070/321_Reef_Road_Master.pdf)

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