

**TOWN PLAN AND ZONING COMMISSION  
MEETING AGENDA**

**Tuesday, December 13, 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 11/15/22**

[https://fairfieldct.org/filestorage/10726/11028/12429/114752/114756/TPZ\\_Meeting\\_Minutes\\_-\\_November\\_15%2C\\_2022\\_saved.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/114752/114756/TPZ_Meeting_Minutes_-_November_15%2C_2022_saved.pdf)

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**b. Organizational Meeting**

**1. Election of Officers**

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2. Schedule of Meetings

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3. Commissioner Training

- c. **1252 Pequot Avenue** Request of Atty. William Fitzpatrick for a 90-day extension to record final subdivision map.
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- d. **Closed Executive Session** to discuss litigation re: 15 Unquowa Road

**2. 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.

[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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**3. 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.

[https://fairfieldct.org/filestorage/10726/11028/12429/97850/SouthPineCreekRd1001%261015\\_Master.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/SouthPineCreekRd1001%261015_Master.pdf)

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## C. PUBLIC HEARING

1. **636 Kings Highway** Special Exception application of Moneca Harrison to establish a day nursery in a portion of an existing building. Des. Comm. Dist.

[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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2. **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.

[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)

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