

**TOWN PLAN AND ZONING COMMISSION
MEETING AGENDA**

**Tuesday, February 14, 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 1/24/23, 1/25/23, 2/1/23

[https://www.fairfieldct.org/filestorage/10726/11028/12429/114752/127515/TPZ_Meeting_Minutes - January 24%2C 2023%27.pdf](https://www.fairfieldct.org/filestorage/10726/11028/12429/114752/127515/TPZ_Meeting_Minutes_-_January_24%2C_2023%27.pdf)

[https://www.fairfieldct.org/filestorage/10726/11028/12429/114752/127515/TPZ_Meeting_Minutes - Special and Exec. Session - January 25%2C 2023.pdf](https://www.fairfieldct.org/filestorage/10726/11028/12429/114752/127515/TPZ_Meeting_Minutes_-_Special_and_Exec._Session_-_January_25%2C_2023.pdf)

b. Closed Executive Session Discussion of litigation re 4185 Black Rock Turnpike

2. NEW APPLICATIONS FOR RECOMMENDATION TO PUBLIC HEARING

- a. **Zoning Regulation Amendment** Application of Post Road Residential, Inc to amend Section 13.14 (Transit Oriented Development Park).
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3. OLD BUSINESS

- a. **Zoning Regulation Amendment** Application of the Town Plan and Zoning Commission to amend Section 2.4 of the Zoning Regulations to extend the existing prohibition of cannabis establishments an additional year.. P.H. 1/24/23 Present: Noonan, Braman, Francis, Braun, Ford, Harrison, Levy, Corsillo, Leahy.
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4. COASTAL SITE PLAN

- a. **40 Gould Avenue** Coastal Site Plan application of RTB Fairfield, LLC pertaining to the construction of a 2-family dwelling. B Zone.
[https://fairfieldct.org/filestorage/10726/11028/12429/97850/CAM -
GouldAve40DuplexFeb2023Master.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/CAM-_GouldAve40DuplexFeb2023Master.pdf)
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C. PUBLIC HEARING

1. **Zoning Regulation Amendment** Application of Spot On Fairfield, LLC to amend Section 12.4.12 of the Zoning Regulations. (continued from 1/10/23, 1/24/23)
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2. **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. (continued from 1/10/23, 1/24/23)

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

https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/125551/2269_Post_Rd_Supplemental_presentation_%26_submitted_materials_10Jan2023.pdf

https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/125551/2269_PostRoad_Correspondence_Thru_3_Jan2023.pdf

https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/125551/2269_Post_Rd_additional_opposition_coresspondence_thru_1-10-223.pdf

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

https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/125551/2269_Post_Road_correspondence_1-10_thru_1-18.pdf

https://www.fairfieldct.org/filestorage/10726/11028/12429/12436/126970/125551/2269-SitePlans_REVISED_DOG_RUN-20Jan2023.pdf

https://www.fairfieldct.org/filestorage/10726/11028/12429/12436/126970/125551/additional_correspondence_1-24.pdf

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