

LIVING AT FAIRFIELD BEACH



INTRODUCTION

Fairfield is blessed with five miles of Connecticut coastline, including five picturesque beaches open to residents and visitors year-round. As Connecticut's 11th largest municipality, with 62,000 residents, Fairfield is unique in serving as host to two prestigious Universities – Fairfield University and Sacred Heart University. More than half of Fairfield University's alumni continue to live in the state of CT, with more than 10,000 in Fairfield County and upwards of 3,000 in the Town of Fairfield alone. The total annual local economic impact of Fairfield University is more than \$1 billion, according to a 2021 Economic Impact Study¹. A similar study in 2019 showed the economic impact of Sacred Heart University to be \$1.4 billion.

Real estate at Fairfield beaches has shifted over time and small one-story capes have since been replaced with four-bedroom and five-bedroom luxury homes. Over the last five years alone, 15 homes have been demolished and rebuilt on Fairfield Beach Road; in that time the price per square feet has risen from \$527 to \$998.



Living at the beach has been a longstanding tradition for Fairfield University seniors, allowing students the opportunity to immerse themselves in the local community during their final year. Naturally, college students living in close proximity to permanent neighbors, some with young families, a few challenges. In addition, the increase in VRBO and Airbnb rentals during the year has created a more transient environment.

This guide intends to serve as a resource for all neighbors living at the beach, for town officials, and for prospective residents, including students of both Universities. Outlined in this document are the rules, regulations and many actions taken over time by the town and Fairfield University in an effort to preserve neighbor relations and improve the quality of life at the beach.

Fairfield University has implemented a number of initiatives and processes to ensure students are mindful that they live in a residential area of town; these include providing resources for students on how to be a good neighbor.

Fairfield University and the Town of Fairfield recently joined the International Town Gown Association with the hope of learning best practices from other towns and universities across the country. Their mission is to strengthen town/gown partnerships by providing a network of professionals and resources, identifying and sharing promising practices, innovative solutions, and professional development opportunities for municipal and university communities².

¹ [Connecticut Conference of Independent Colleges \(CCIC\) 202 Economic Impact Study](#)

² Visit www.itga.org for more information on the association.

Whether it be full-time residents, snowbirds, Airbnb guests, VRBO renters, or university students, all residents have the same rights and the same responsibilities. During the Covid-19 pandemic, the town experienced an influx of new beach residents from out-of-town and out-of-state at the beach, as well as summer renters unfamiliar with the rules, regulations, and the long history of living at Fairfield beaches.

It is our hope this guidebook will provide essential information about on-campus and off-campus policies, and that it will help residents build positive relationships with full-time, part-time, and other beach community neighbors throughout the year. This document is intended to be a living document, updated each year with any new protocols or ordinances.



**TO VIEW AN ELECTRONIC COPY
OF THIS REPORT, VISIT:**

fairfieldct.org/beach

A MESSAGE FROM THE FIRST SELECTWOMAN

We are lucky to call Fairfield home. Consistently identified as one of the best places to live, Fairfield is a picturesque and historic coastal community offering urban-style amenities in a family-friendly suburban setting. Fairfield has a strong and diverse economy, with businesses ranging from well-established companies to many smaller establishments and start-ups.

Aside from its talented workforce, coveted location and unparalleled access, Fairfield possesses a nationally ranked school system, topnotch public services and an enviable quality of life. Over 62% of Fairfield residents have college or advanced degrees, and Fairfield boasts more management, finance and IT professionals per capita than even NYC. With a combined enrollment of over 13,000 students, Fairfield and Sacred Heart Universities provide access to the rising talent that knowledge-based companies seek.



Fairfield is one of the few places that the beach, train station, and downtown are all within walking distance of one another. Fairfield's bustling downtown is home to a budding arts scene, centered on the Fairfield Theatre Company, as well as charming shops and boutique stores. With over 200 local eating spots, Fairfield is a popular destination for foodies. Coupled with more than five miles of shoreline on Long Island Sound, public golf courses and more than 1,000 acres of parks and dedicated open space, it is easy to see why people choose Fairfield.

As a 3rd generation Fairfielder, I have seen the beach community change from small beach shacks to luxury homes. Throughout this evolution, Fairfield University seniors have called the beach home. Attending Fairfield University is not just about doing well in your studies and preparing for your future career, it is learning what it means to be a member of a community. The Town is counting on renters, visitors, and residents who live at our beautiful beach to abide by the rules of the Town, the University and the Police Department. Being respectful of your neighbors at the beach enables everyone to enjoy living near the shoreline.

Brenda L. Kupchick

FAIRFIELD BEACHES

Accessing the Beach

Connecticut's shore belongs to the people — the general public may freely use these lands and waters, whether they are beach, rocky shore, or open water, for traditional public trust uses such as fishing, shell fishing, boating, sunbathing, or simply walking along the beach. In Connecticut, a line of state Supreme Court cases dating back to the earliest days of the republic confirm that private ownership ends at mean high water line. In almost every case, private property ends, and public trust property begins, at the mean high water line (often referred to as "high water mark" in court decisions) ³.



Entrance to all five Fairfield beaches is free and open to the public but during the beach season of Memorial Day Saturday to Labor Day, a beach sticker is required to park. In season, Jennings and Penfield beaches may be accessed with a sticker or by paying a daily fee at the gate. Access to Southport, Sasco, and South Pine Creek beaches is for residents-only and

requires the purchase of a seasonal beach sticker. To qualify for Resident Rates, the vehicle must be registered and paying taxes to the Town of Fairfield. Fairfield residents and/or taxpayers with vehicles paying taxes to a town other than Fairfield are considered Non-Residents⁴.

To view the public access points to the beaches along Fairfield Beach Road, see Appendix 2.

Protecting our Environment

The protection of our coastline and cleanliness of our beaches is the responsibility of all those enjoying them year-round. The town expects all visitors to take anything off the beach that they bring on.

The Town Engineering Department, using federal funding, is in the process of putting out a Request for a Proposal, for a study/preliminary design and modeling with a cost benefit analysis, to explore a series of living shoreline and gray/green solutions to mitigate high intensity wave and erosion damage along the coastline. The objective is to reduce the erosion impact of strong storm waves and reduce the damages to infrastructure inland.

³ CT DEEP, The Public Trust, [What are the public's rights along Connecticut's shore?](#)

⁴ Parks & Recreation, [Rules & Regulations](#), page 4

Rules & Regulations

Rules and regulations set forth by the Parks & Recreation Commission and Conservation Commission state that no person shall light, kindle, or use any fire on any town beach, park, marina, or open space except in receptacles installed for this purpose, or by the authority of the Parks & Recreation Commission or Conservation Commission, as appropriate⁵.

The Fire Department will respond to complaints of unauthorized burning. On private property, bonfires are allowed, provided they do not create a public nuisance or hazard. If a fire does create a nuisance or hazard, the Fire Department will extinguish it. On public property, the Fire Department will extinguish any fire not expressly permitted by the responsible Town department.

The Parks & Recreation Commission regulations prohibits smoking (including marijuana) and vaping on all town beaches, and no alcoholic beverages are allowed in parks, beaches, marinas, or open spaces without their express written consent. Further, no person shall discard or cast any litter, refuse, paper, cans, or other trash in/or upon a public beach, parking area, sailboat storage areas, or marinas except in containers designated for that purpose by the Parks & Recreation Commission.

No person, or persons, or organization shall construct tents, stands, benches, shelters, or other structures of a temporary or permanent nature; camp overnight; nor hold any sponsored gathering or function on any town park, beach, marina or open space without the express permission of the Parks & Recreation Commission, Conservation Commission, or their designee, as appropriate⁶.

See [appendix 3](#) for fines for the above violations.



⁵ Parks & Recreation, [Rules & Regulations](#), page 6

⁶ Parks & Recreation, [Rules & Regulations](#), page 6

FAIRFIELD BEACH NEIGHBORS

The **Fairfield Beach Peninsula Association** was organized in 2013 as an aftermath of Hurricane Sandy. It became apparent that needs of “the peninsula, (defined as FBR west of Reef Rd.), have a uniqueness in its location. It’s defined purpose is issue driven in order to maintain a safe and sustainable environment for our residents.

The **Fairfield Beach Residents Association** (FBRA), founded in 1955, is a 501(c) 4 advocacy organization comprised of homeowners from the Old Post Road south to Fairfield Beach Road west to the end of the road, and Reef Road east to Beach Road. The FBRA aims to represent and implement the interests and desires of the membership in maintaining and improving Fairfield Beach and vicinity; to promote cooperation among the owners and renters; represent the common interests of the membership in relation to governmental authorities, and to provide for the mutual assistance, enjoyment, and quality of life for all people residing in the Fairfield Beach area⁷. FBRA emphasizes the Penfield Beach area is a residential community whereby all permanent and part-time residents have rights and responsibilities to each other and the coastal environment in which we all live.

The **Lantern Point Association** (LPA) provides mandatory orientation to their student residents, which is attended by members of the Fairfield University Office of the Dean of Students, and town police and fire departments. The LPA hires security when there are large events taking place at the point and they manage a security company that protects the beach rental properties. Security at Lantern Point is critical during larger events to help deter unlawful behavior. The LPA provides security, currently with G-Force, Labor Day through October 31st and April 1st through the third weekend in May, on all Thursday-through-Sunday evenings, and from 12 p.m. to 2:30 a.m. on Saturdays. The LPA provides rules for student living included in Appendix 5. The Lantern Point Association also offers summer rentals. In 2013, an injunction was issued by Judge David W. Skolnick, to events at Lantern Point that exceed 250 people and forbid anyone from playing music at levels that exceeded town ordinances.

Fairfield University has organized a University-run **Beach Residents Advocacy Group** (BRAG), which hosts beach clean-ups weekly during the fall and spring semester months, as well as University-sponsored activities, such as yoga on Lantern Point, Mass on the Beach, and “Prophets and Pizza,” (topical discussion oriented dinners). Senior nursing students who live at the beach have become a go-to resource for the local community, providing parents with a list of responsible babysitters, many of whom are nursing majors and trained in CPR and basic life support.

In 2018, the **Fairfield Beach Advisory Group** was established to improve communication between the Town, Fairfield University and leadership of the Fairfield Beach Resident’s Association (FBRA). Regular meetings have taken place to help identify solutions to the various challenges that have arisen for neighbors in the beach area. Typically, the meetings are attended by representatives from the First Selectwoman’s Office, and Fairfield University’s Office of the Dean of Students, Division of Student Life and President’s Office, as well as FBRA leadership, the fire chief, police captains, the health director and others.

The **Fairfield Police Department** established a **Fairfield Beach Road Task Force** in 2022 to help support their yearly internal action plan to address problems specific to the Fairfield

⁷ To become a member or for more information visit www.fbra.org.

Beach area, including but not limited to, noise complaints, alcohol, violations, littering, trespassing, assaults, disturbances, parking violations, and motor vehicle infractions.

The **Fire Marshall's Office** and the **Fairfield Fire Department** has worked with Fairfield University to provide fire prevention education to all students living off-campus. Information contained in this messaging includes: ensuring smoke and carbon monoxide alarms are installed and working properly, making escape plans for the property, communicating safe practices with regard to smoking and candles, the use of emergency alerts for notifications for evacuation, and other measures.

The **Emergency Management Director** for the Town of Fairfield keeps in communication with the University and beach residents via the FBRA, prior to and during emergencies. The Town's Everbridge emergency alert system can send direct messages to residents using geofencing when there are storms impending or possible flooding⁸.

The **Inn at Fairfield Beach**, a local landmark, opened in 1995. It has been host to town overnight visitors and those staying longer-term, University parents and alumni. The Inn was recently purchased by Fairfield residents, a father-and-son team, who intend to refresh the 14-room hotel in the winter of 2022.



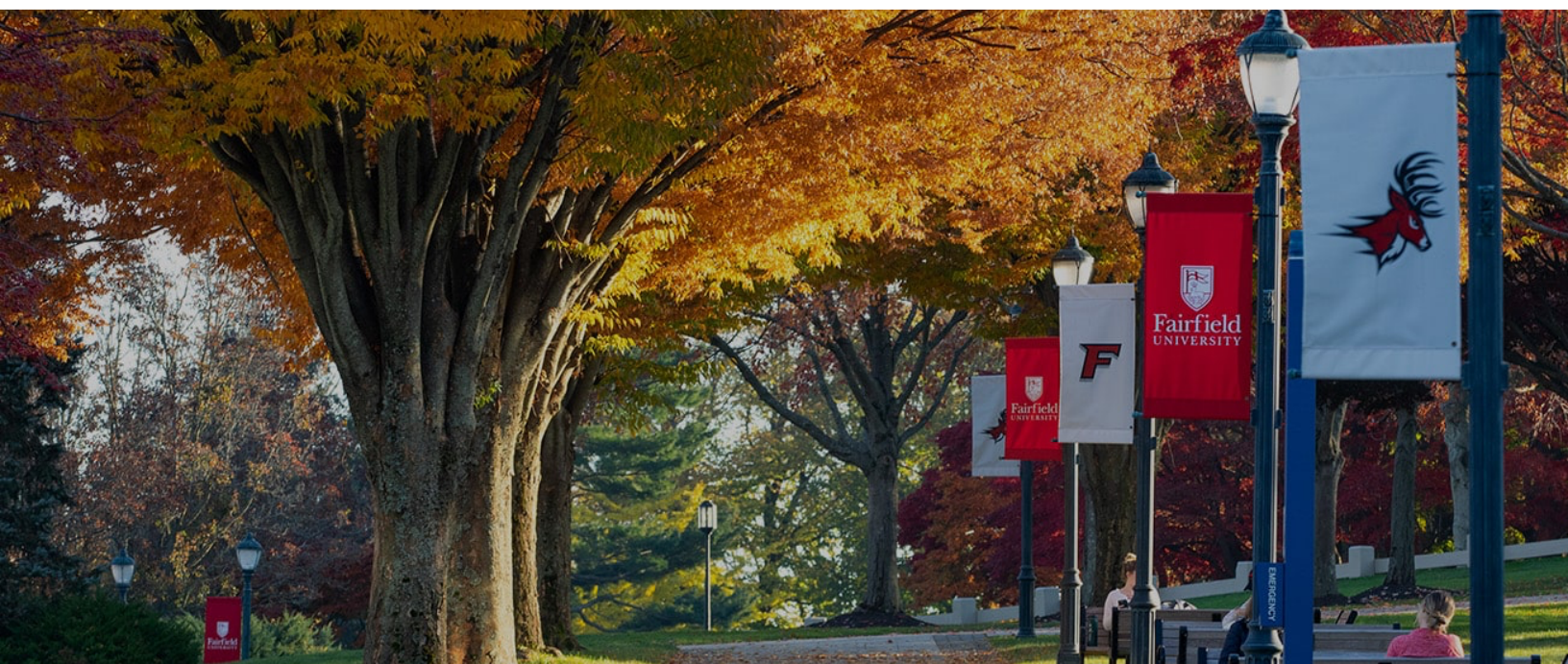
The Seagrape is a local neighborhood pub that has been in existence since 1986, formerly known as the Nautilus Café (1940-1980). Located at the corner of Reef and Fairfield Beach roads, in a predominantly residential neighborhood, the 'Grape is a popular meeting place for residents, guests of the Inn, university alumni and students. The current owners of the Seagrape are Fairfield residents who reside in the beach area and serve on the FBRA board.

⁸ To sign up to receive alerts please visit www.fairfieldct.org/alerts

OVERVIEW OF STUDENT LIFE

Students from Fairfield University have called the Town of Fairfield their “home away from home” since the first class of Fairfield University in 1951, when returning war Veterans moved into the quaint homes lining the town’s beaches. Since then, living at the beach has become a rite of passage for many Stags, a shared memory between alumni, and sometimes a catalyst for making Fairfield their permanent home. Fairfield University does not provide off-campus housing; rather a limited number of seniors in good disciplinary standing are released from housing to live off-campus near the beach⁹.

Annual beach celebrations, nights at the Seagrape, and favorite restaurant spots on Post Road are some of the reasons students apply to live off-campus their senior year. Many of the staple events, like Clam Jam, have been part of the student experience since the 1980s.



While housing is guaranteed for all students throughout their four years, the fall semester of junior year, students may apply to be randomly selected to live off-campus for their senior year. Students who have been sanctioned to restriction from the lottery may not participate. Seniors, in accordance with the housing lottery and selection process, may request an exception to or release from their University residency requirement in order to live off-campus. Approval of such requests is at the sole discretion of the University.

⁹ Fairfield University’s Student Handbook, [page 32](#)

Fairfield University hosts a mandatory off-campus orientation at the beginning of each school year and invites town officials, including the police and fire chiefs, to speak. The goal of the meeting is to outline student expectations and addresses important items such as:

- Litter/trash
- Noise
- Traffic
- Speeding & Pedestrian Safety
- Town Ordinances
- High tide/property line
- Parking
- Certificate of Rental Occupancy (CRO)
- Health & safety
- Fire safety
- Communication with neighbors, do's and don'ts
- Responsibilities as a member of the community
- Mental well-being
- Independent living
- Campus and off-campus resources
- Responsible hosting of gatherings

Webinars are also held during the spring semester and during the summertime to prepare those students moving off-campus. Presenters typically include members of the Fairfield police and fire departments and the Lantern Point Association.

Throughout the year, the Office of the Dean of Students sends a weekly newsletter to all off-campus students. The emails make mention of timely topics, promote weekly beach clean-ups, and provide resources for students. Often, updates or concerns that come out of the Beach Advisory meetings are communicated using this method.

The Office of the Dean of Students has hosted workshops for permanent residents and student residents to get to know each other. They are provided with tips to connect with community/neighbors, including introducing themselves and swapping contact information for better communication. This comes in handy for limiting the number of non-emergency calls made to Fairfield University's Department of Public Safety or the police.

Sacred Heart University

While the large majority of students living at the beach are attendees of Fairfield University due to the close proximity to campus, there are also Sacred Heart University students that sometimes rent homes throughout the town of Fairfield, including the beach, attend events or visit the Seagrape. While some of the procedures are different with regard to off-campus living, the expectations for these students are the same.

STUDENT OVERSIGHT & ENGAGEMENT

Fairfield University students are expected to follow all rules that would apply to being a “good neighbor.” They receive a copy of the Off-Campus Living Guide, which provides policies and expectations for behavior.

Students who are referred by Fairfield Police for any offense including an e-ticket citation or any on-campus or off-campus event, are subject to referral to the Fairfield University Office of the Dean of Students. Regardless of where an incident may take place, violations and reports will be investigated by Fairfield University’s Office of Dean of Students. If it is determined that the reported parties are students, the University will investigate the incident to determine if there has been a violation of the University’s Student Code of Conduct policies.

Students are then held accountable through the student conduct code process, which may involve an administrative hearing or an Off-Campus Board hearing.¹⁰

The Off-Campus Disciplinary Board was established as a result of the Fairfield Beach Advisory Group discussions, to bring students and neighbors together to address concerns, formulate reasonable solutions, and offer recommendations to achieve peaceful community living. A referral to the Board can come from the police, students, community members and the University’s administration¹¹. Due to Federal Privacy Laws, Fairfield University does not share the outcomes of the investigation, but they will follow their established processes and take appropriate action.

Students are required to register their vehicles with the University’s Department of Public Safety which works directly with the Fairfield Police Department (FPD) on any traffic/parking issues. Off-campus students found in violation of policies may be referred to attend an Off-Campus Community Standards workshop facilitated by the Office of the Dean of Students and FPD leadership.

Landlords

Police will notify landlords when there are repeat violations from their tenants and sometimes will issue fines. Letters to landlords may be sent to advise them their tenant has created a nuisance, or been arrested, and offer to document any actions taken by the landlords to address the behavior or disturbances.

Landlords are also advised that if persons are found in violation and arrested, or given a citation and convicted, - for further such acts at or near the residence, they may be required to pay the reasonable costs necessarily incurred by the Town of Fairfield for the return of law enforcement officers to the location which leads to arrest or citation.

¹⁰ [Fairfield University Student Code of Conduct](#)

¹¹ Appendix 2 – Fairfield University’s Off-Campus Guide

Events

Off-campus student leases can begin as early as June 1st and many leases start September 1st. The Lantern Point Association has designated Labor Day for students to move-in, which falls this year on Monday, September 5, 2022.

There are events throughout the year at or near the beach that residents can expect on an annual basis. Some sanctioned by the University and others are not.

The University sponsored events taking place off-campus occur during Alumni and Family Weekend (October 21-23, 2022) and Clam Jam (late April). In addition, while there are no official University events taking place off-campus, Commencement Weekend is scheduled for May 19-21, 2023.

Fairfield University pays for additional beach-area Fairfield Police presence for scheduled throughout the academic year as support for residents and students.

The following is a list of student-organized events, and or dates of note, not sponsored by the University. The non-University advised student-resident beach associations plans events and will work when needed with police, fire and/or commercial establishments to host a number of events separate from the University-sponsored events.

- Move-in Day Party – typically held on Labor Day
- Point Days Parties (Saturday and Sunday daytime), year-round, weather permitting
- Oktoberfest at the Seagrape, October
- Sham Jam, March
- Powder Puff, April
- Santa Con, December
- Mock Wedding, May



Historically, student-run events, like Clam Jam, were host to thousands of students bussed in from other locations, creating major disturbances with public intoxication amongst residents at the beach. At its peak in 1996, the event attracted 5,000 partygoers.

Thanks to the collaboration between town officials and Fairfield University, in 2015 Fairfield transitioned this celebration into a

contained and ticketed event with strict guidelines, with participation from the town to ensure everyone's safety. Since changing to this format, infractions, violations and reported incidents have been minimal.

RESIDENT'S RIGHTS

Student residents have the same state and federal constitutional rights as full-time residents, including rights regarding search and seizure law. They have the same expectations for privacy within the residences they are renting/leasing and the same legal protections of those rights.

Police officers' ability to enter a home without expressed consent is heavily restricted by state and federal laws, for all residences and privately owned properties, including off-campus student housing. Below is a summary of what is allowed vs. not allowed:

Consent can be given by a person with legal standing and who is physically present to grant such consent. A landlord cannot give police consent to enter a residence being legally rented/leased by a student resident. In these cases, the renter/lessee is the person with legal standing to grant or deny consent.

There are rare, legally justified occurrences, that allow police to enter a residence or private property without consent. These occurrences or conditions are called "exigent circumstances," such as:

- When prompt entry is necessary to prevent imminent, significant harm to a person
- To prevent the destruction of relevant evidence. Note that probable cause must exist to believe the evidence is in fact present and going to be destroyed; this cannot be presumptuous.
- When in "hot pursuit" of a violent felon; to prevent escape and/or prevent harm to others.

Students who choose to live off-campus enter into rental contracts with a number of private property management companies, including VRBO and Airbnb. These homes are not owned or managed by Fairfield University.

HOUSING REGULATIONS

All rental properties in the Town of Fairfield, whether for students or otherwise, require a Certificate of Rental Occupancy (CRO) issued by the Health Department with every change of tenants. In addition, the maximum allowable occupancy in any rental dwelling in the Zoned Beach District is four (4) unrelated tenants. The Beach Zone District includes odd numbered houses from 433-801 on Fairfield Beach Road, all houses on Fairfield Beach Road west of Reef Road, and all houses on French Street, Boman Way and Pine Creek Avenue.

Tenants occupying a dwelling without a CRO may be entitled, through the housing court system, to receive back all rent for the period the dwelling was rented without a CRO. In addition, owners may also be fined \$100 per day by the court for each day a dwelling is rented without a CRO.

If there are more than four unrelated occupants in a beach district dwelling, this is a violation and both owners and occupants will be subject to enforcement actions.

For owners seeking to resolve overcrowding, Connecticut Housing Laws require that all tenants be evicted, not just those above the allowed four occupants. In the past, occupants in the beach district have received eviction notices or were required to move out upon demands of the dwelling owner. Eviction notices are court records and are often discovered during credit checks, loan applications, and as a part of the job interview process.

For any owners that are found to be in violation of any of these requirements, the Health Department is required to issue orders and, if not complied with, to file arrest warrant applications with the Housing Court. This will require court appearance, legal representation and potentially fines or other judgements. In addition, any arrest becomes part of the court records and can be discoverable during background checks, credits checks, loan application, etc.

Starting in 2021, the Health Department forwards confirmed cases of overcrowding to the Police Department to be prosecuted for making false statements on the Certificate of Rental Occupancy Application, which is punishable as a Class A misdemeanor pursuant to Section 53A-157b of the Connecticut General Statutes¹².

For any questions or to begin work to obtain a CRO¹³ or regarding an overcrowding issue, please call the Health Department at (203) 256-3020 and ask to speak to one of the inspectors.

¹² To view the Housing related sections of the Fairfield Public Health Code:

[www.fairfieldct.org/filestorage/10726/11024/14117/122538/122544/Health Code Related to Housing.pdf](http://www.fairfieldct.org/filestorage/10726/11024/14117/122538/122544/Health%20Code%20Related%20to%20Housing.pdf)

¹³ Certificate of Rental Occupancy explanatory video and application: <https://www.fairfieldct.org/CRO>

NOISE ORDINANCE

Noise complaints are a challenge throughout Town, but are more frequent in the Beach area given the close proximity of neighbors living at the beach. Fairfield's Noise Ordinance prohibits excessive noise¹⁴ during the following nighttime/early morning hours:

Weekday Schedule

10:00 p.m. Sunday through 7:00 a.m. Monday
10:00 p.m. Monday through 7:00 a.m. Tuesday
10:00 p.m. Tuesday through 7:00 a.m. Wednesday
10:00 p.m. Wednesday through 7:00 a.m. Thursday
10:00 p.m. Thursday through 7:00 a.m. Friday

Weekend Schedule

11:00 p.m. Friday through 8:00 a.m. Saturday
11:00 p.m. Saturday through 8:00 a.m. Sunday

During any state or national holiday, the weekend schedule will be in effect the night before the holiday through the morning of the holiday.

Daytime Noise

Fairfield's Noise Ordinance only addresses nighttime noise. When investigating noise complaints at any time of day, the Police Department relies on one of the two following State Statutes:

Sec. 53a-182. Disorderly conduct: Class C misdemeanor. (a) A person is guilty of disorderly conduct when, with intent to cause inconvenience, annoyance or alarm, or recklessly creating a risk thereof, such person: (3) makes unreasonable noise;

Sec. 53a-181a. Creating a public disturbance: Infraction. (a) A person is guilty of creating a public disturbance when, with intent to cause inconvenience, annoyance or alarm, or recklessly creating a risk thereof, ... (3) makes unreasonable noise.

These statutes do not have any specific noise levels so it is up to the investigating officer to determine if it is unreasonable based on the totality of circumstances, including the time of day, close proximity of other homes, type of noise, duration, etc. There are also State Statutes related to motor vehicle noise.

¹⁴ [Noise Ordinance \(https://ecode360.com/8187249\)](https://ecode360.com/8187249)

NOISE COMPLAINT ENFORCEMENT

Officers receiving a complaint of unreasonable noise are instructed to assess if they have “probable cause” to believe that a violation is occurring, and to take appropriate action. Probable cause for noise ordinances takes into account factors such as objective reasonableness, day of the week, time of the day, source of the noise, level of the noise, proximity of the source to residences, etc.

The first offense for a noise violation is an infraction ticket for [\\$103](#). Second and subsequent offenses are misdemeanor violations and a summons to appear in court is issued to the occupant determined to be responsible.

First offenses also generate a notice to the landlord/property owner that subsequent violations will create penalties for the landlord/property owner. The penalty is a charge for the time spent on the call per assigned officer, plus time spent on case preparation for the court. The penalties will vary for each case.

The most recent directions given to officers assigned to the beach area are as follows:

For noise complaints, complaints of loud parties, even if it seems reasonable from the outside, officers will make contact to advise the subject of the complaint and generate a short report to document such. This helps the FPD to track their responses in better detail, as well as create opportunities for positive engagements with the students.

Officers who determine that probable cause exists to issue infractions or summonses for Noise Ordinance, Public Disturbance, Open Containers, etc., are encouraged to do so.

Officers monitoring the closing of the Seagrape have been encouraged to ask the louder groups to keep the noise down.

OPEN CONTAINER LAWS

The Fairfield Town Code states, “No person shall consume or have in such person’s possession with the intent to consume any alcoholic liquor upon or within the limits of any public highway or sidewalk or parking area within the Town. For the purposes of this article, without limiting the generality of the foregoing Subsection A, the consumption of alcoholic liquor or the possession with intent to consume alcoholic liquor in or on parked vehicles within or upon a public highway, sidewalk or parking area, as herein defined, is a violation hereof.¹⁵” The Town Code allows for a [\\$100 fine](#) for “intent to consume”, which is the same as having an open container.

The Police distribute free ID Guides to all package and liquor stores to guard against underage serving and help identify fake IDs.

¹⁵ [Fairfield Town Code § 46-5 Prohibited acts.](#)

REPORTING MECHANISMS

In an effort to achieve more measureable and detailed statistics, the Fairfield Police Department has implemented a new tracking system for the 2022-23 school year to handle calls and law enforcement in the beach area.

If a resident observes behavior that seems unsafe or that is a potential violation of policy or law being perpetrated by people they believe to be Fairfield University students, that resident can complete the Off-Campus Report with the University or contact the local police department at the non-emergency number.

The reporting form is available at fairfield.edu/offcampusreport and directly connects with the Office of the Dean of Students. Please note that this report is for non-urgent matters only and is read during regular business hours Monday-Friday.

The Office of the Dean of Students meets with all students (regardless of where they live) who are referred by the police or the community (when notifications are received through the Off-Campus reporting system).

For un-safe or policy-violation activity taking place on non-Fairfield University-owned and controlled property, such as a beach rental property, private residence, or a business, you can file a formal complaint with the Fairfield Police Department.

CONTACT INFORMATION

Police Department:

For non-emergencies, call [203-254-4800](tel:203-254-4800).

For emergencies, dial [911](tel:911) immediately.

Fairfield University:

The Office of the Dean of Students can be reached for questions and concerns at [203-254-4211](tel:203-254-4211) or beach@fairfield.edu.

Emergency Management/ Storm Preparedness:

[203-254-4713](tel:203-254-4713) or fairfieldct.org/storm

First Selectwoman's Office:

[203-256-3030](tel:203-256-3030)

Fire Marshal's Office:

[203-254-4720](tel:203-254-4720)

Health Department:

[203-256-3020](tel:203-256-3020)

SUMMARY OF EXPECTATIONS & GOALS

The Town of Fairfield will continue to work with all stakeholders to improve the quality of life at Fairfield Beaches and minimize disruption for residents, while realizing there is a natural juxtaposition of student residents, transient visitors and full-time residents living just feet away from each other.

The Fairfield Police Department remains dedicated to maintaining a safe community, protecting life and property, reducing crime and the fear of crime, and to performing its function in a manner that promotes public trust and confidence. The Department strives to achieve its mission through the core values of Professionalism, Honor, and Excellence.

The Town of Fairfield expects that neighbors will all treat each other with respect and follow the rules and regulations set forth by town codes and the University policies.

The Town of Fairfield and the University will continue to collaborate in our efforts, enforce all policies, and discipline as appropriate.



APPENDIXES

APPENDIX 1:

BEACH AREA AS DEFINED BY FAIRFIELD POLICE

- Fairfield Beach Road
- Reef Road (South of Oldfield)
- Edward Street
- Birch Road
- Penfield Road
- Penfield Place
- Rowland Road
- Lalley Blvd
- College Place
- Lighthouse Point
- And areas immediately adjacent to the above listed locations

APPENDIX 2:

PUBLIC ACCESS TO FAIRFIELD BEACH



APPENDIX 3:

ENFORCEMENT AND FINES

Beach Area Enforcement & Alcohol Offenses

<u>CHARGE</u>	<u>STATUTE</u>	<u>TO/INF/MIS/FEL</u>	<u>FINE</u>
DISORDERLY CONDUCT Residential Disturbance – Noise 2nd and subsequent offenses Fighting with no injury Refusal to disperse from public place after officer's request	53a-182	MIS	N/A
Creating A Public Disturbance Residential Disturbance – Noise 1st offense Individuals making loud noise Urination in public	53a-181a	INF	\$103
Breach of Peace 2nd (Fighting, violent, tumultuous, or threatening behavior in a public place. Assaulting or striking another. Using abusive or obscene language or making an obscene gesture in a public place.)	53a-181	MIS	N/A
Fail to Walk on Shoulder (no sidewalk)	14-300c(a)*	INF	\$92
Walk / Stand in Road (under influence)	14-300c(b)*	INF	\$92
Reckless Use of Hwy. by Pedestrian	53-182	INF	\$75
Interfering with an Officer	53a-167a	MIS	N/A
Simple Trespass	53a-110a	INF	\$92
Noise Level Violation (1st offense)	7-148 / 78-7	TO	\$50
Noise Level Violation (2nd offense) (Any subsequent offense within a 24 hour period)	7-148 / 78-7	TO	\$90
Littering (Town Ordinance)	7-148 / 72 -1	TO	\$120
Littering	22a-250a	INF	\$213
Assault In The Third Degree (Lowest level)	53a-61	MIS	N/A
<u>FIRES</u>			
Reckless Burning	53a-114	Felony	N/A
Breach of Peace 2nd (6TH SITUATION With intent to cause inconvenience, annoyance, or alarm, or recklessly creating a risk thereof, the actor creates a public condition which is hazardous)	53a-181	MIS	N/A
Bonfire Permit Violation (Check <u>Parks and Rec/Rules and Regulations</u> Section 3 L to make sure charge is applicable)	7-148 / 4-19(b)	TO	\$100
<u>ALCOHOL</u>			
Open Container in Public	7-148 / 46-5	TO	\$100
Distribution to Minor (permitee)	30-86	MIS	N/A
Distribution to Minor (permitee)	30-86	FEL	N/A
Misrep. Age to Procure	30-88	MIS	N/A
Possession by Minor on Public St/Hwy	30-89(b)(1)	INF	\$136
Poss. Alc. by Minor Public/Private Place (Other than street or highway)	30-89(b)(2)	INF	\$136
Permit a Minor to Possess	30-89a	MIS	N/A
Drinking While Operating a MV	53A-213	MIS	N/A
<u>PARK HOURS</u> BEACHES: DAWN TO 11:00PM OPEN SPACES: DAWN TO 1 HOUR AFTER SUNSET PARKS: SUNRISE TO SUNSET (Except parks that have sports lighting, which may be open until 11PM) <u>PLEASE REMEMBER TO TAG BEACH AREA CALLS IN LEAS</u>			

APPENDIX 4:

FAIRFIELD UNIVERSITY'S OFF CAMPUS GUIDE

INTRODUCTION

WELCOME BACK! YOUR OFF-CAMPUS LIVING EXPERIENCE IS ABOUT TO BEGIN!

The Office of the Dean of Students is pleased to offer the following Off-Campus Living Guide to Fairfield University students living off-campus. This guide provides an overview of University expectations and resources available to students living off-campus.

UNIVERSITY EXPECTATIONS

When you live off-campus, you remain a member of the Fairfield University community as well as a member of the Town of Fairfield. When you lived on-campus, you lived only amongst and with students who basically have the same lifestyle, eating, sleeping and entertainment patterns. Those patterns are different from the patterns of the residents of the beach community. Your home is now in the beach community, and you must be cognizant of how your actions impact others.

Get to know your neighbors by introducing yourself the day you move in. Give your neighbors your contact info, and a small gift (e.g., flowers, candy, a plant). These small gestures will set the tone for your living experience. At the end of this guide is a helpful template for you to fill out and give to your neighbors.

Please monitor the noise levels within and projecting from your homes, including noise created by your guest. Please arrange for and encourage the quiet and appropriate arrival and departure of your guests. Abide by speed limit.

Remember that homes are very close together in the beach area. Many residents have young children and virtually all households have adults who are employed. As a result, bear in mind that you and your neighbors' schedules will likely be very different and that difference must be respected in terms of noise, music levels and nighttime activities.

Regular communication with your landlord will demonstrate you have a vested interest in their property and are equally vested in having both sides of the lease agreement abide by its terms. It will also help keep the lines of communication open. This is good practice and can be especially helpful should a problem arise.

STUDENT CONDUCT CODE

The Student Conduct Code applies to all Fairfield University students both on and off campus. Your behavior off-campus will be documented by the Fairfield Police Department, University officials, and other students and neighbors, and reported to the Office of the Dean of Students. When the Office of the Dean of Students receives a report, you will be contacted by the office soon thereafter. Your prompt attention to the matter is expected. Many times complaints and other issues can be resolved swiftly. Open communication is key to arriving at an amicable resolution.

When community standards are violated, the following minimum guidelines may be imposed. An individual student's conduct history will affect the range of sanctions imposed.

Minimal Sanctions for Incidents Occurring Off-Campus will likely result in:

- First Occurrence: formal warning or student conduct probation, \$200 fine, educational sanction
- Second Occurrence: \$400 fine, separation from the University dismissal or expulsion

The Fairfield Police Department maintains the safety and quality of life for the Beach area for all individuals. The Beach area is defined as Reef Road, Fairfield Beach Road, including all intersecting streets, south of Edward Street. If a nuisance or disturbance occurs and it meets the legal elements for an arrest, an arrest will be made. No prior warning will be given. Arrests can be made for the following, regardless of the time of day: loud parties or music, unreasonable noise, fights, assaults, vandalism, drunk driving, alcohol in public, dispensing of alcohol to minors, possession of alcohol by a minor, urination in public, and pedestrians recklessly using the roadway, or any other conduct resulting in a reported incident.

OFF-CAMPUS BOARD

The Off-Campus Board will work to bring students and neighbors together to address concerns, formulate reasonable solutions, and offer recommendations to achieve peaceful community living. The Off-Campus Board composition will include trained University staff and students, and community members. A referral to the Board can come from the Fairfield Police Department, students, community members and Fairfield University administration. The Off-Campus Board will provide all parties with transparency while respecting privacy of those involved. For students, this will be part of the student conduct process.

APPENDIX 5:

LANTERN POINT RULES | STUDENT LIVING

LANTERN POINT ASSOCIATION

Rules for Student Living

- No Large gatherings on common property. There is a court ordered injunction which prohibits more than 250 students gathered on common area property at one time. Common area property includes the walks, the grass between houses, the decks and all beach area in front of LPA. This means no Santa Con, Clam Jam, Mock Wedding, Sham Jam, etc.
- Town quiet hours are 10 PM to 7 AM Sunday through Thursday and 11 PM through 8 AM Friday and Saturday. <https://www.fairfieldct.org/noiseordinance>
- Resident and Guest passes are required to be on your person at all times, regardless of security presence. If security requests proof of residency or visitation, then the resident and guest passes are for this purpose. You are expected to comply with security enforcement of the injunction on the property, and to carry your LPA ID passes.
- Fairfield Police are authorized to be on LPA property at any time, and fully authorized to assist security with enforcement of local laws, including noise ordinance, trespassing, vandalism or other infractions.
- Parking for LPA – The main lot in front of the property and lot to the left of the deli are both allowed. Do not block the sidewalk by 731 Driveway. No parking in security & contractor spot AT ANY TIME. The towing company information is posted in both lots. Street parking is also free and available. Read the signs!
- Mail Delivery Location /Boxes on the side of 771 on Fairfield Beach Rd.
- Trash & recycle collection requires you to bag all garbage. There are 60 garbage cans on the property. Please do not litter. Littering and garbage outside of the trash cans will also attract skunks, raccoons, rats and other rodents.
- Call your landlord if you have issues you wish to discuss. This includes any issues with your house (leaky faucets, broken locks, etc.) The LPA board does not manage the individual houses.

APPENDIX 6:

LANTERN POINT RULES | SUMMER RENTALS | 2022

These rules are in addition to the “Rules and Regulations” incorporated into the by-laws.

We live in close proximity to our neighbors, both within Lantern Point and outside. Please respect your neighbors and all those who share our environment. Common sense courtesy should always be the first rule we live by.

1. Swim at your own risk. LPA has NO LIFEGUARDS on duty. You are responsible for yourself and your children.
2. When directed by the Board, or any agents acting on behalf of the Board, all persons shall leave the beach with all of their equipment so as not to cause a nuisance or safety hazard during storms.
3. When conditions dictate that no swimming shall be allowed, to do so would be done at the swimmer's peril.
4. Children must be supervised on LPA property.
5. No littering.
6. Foul language, obscene gestures and other disruptive behavior is not permitted.
7. Balls, Frisbees, etc., are not allowed in the water or on the beach during crowded periods.
8. No golfing is allowed on the beach.
9. No feeding of wildlife, waterfowl or gulls is allowed.
10. No skateboarding, Ball Playing, Frisbee or other such activity is allowed on the common decks.
11. Radios and musical instruments are to be kept at low levels.
12. Swimmers have the right of way within 20 feet of shore.
13. No fishing is permitted in congested swim areas; swimmers have the right of way.
14. Floats, Chairs, Kayak's etc. may not be stored on the beach or by the sea wall and must be returned to houses each day.
15. No short-term rentals are permitted. Units shall be rented for not less than 30 days at a time.
16. When units are rented, the tenant obtains the owner's use rights to the Association's common property, use of the beach and decks and one assigned parking space based on availability and seniority of the owner.
17. No motorized vehicles are allowed on the beach (unless hired to clean the beach.)
18. Town quiet hours must be abided.
19. Tenants are responsible for and must be present for their guests (no unattended guests allowed)
20. Do not block any car in either parking lot. In the auxiliary lot (next to the deli) do not block a car in a double spot unless you have permission IN ADVANCE of the person parking there.
21. LPA tags must be displayed by any car (tenant) parking in the auxiliary lot. Tags must be given to your guests and are the responsibility of the homeowner or tenant.
22. Walkways must be kept clear of obstructions.
23. Fairfield Police are authorized to be on LPA property at any time, and fully authorized to assist security with enforcement of local laws, including noise ordinance, trespassing, vandalism or other infractions.
24. Trash & recycle collection requires you to bag all garbage. Please do not litter. Littering and garbage outside of the trash cans will also attract skunks, racoons, rats and other rodents.

NOTE: The Inn at Fairfield Beach has an easement to access and use our beach. They are not allowed to use our decks, yards, umbrellas, toys or other personal property. They are required to wear blue wristbands ... with this identification you will know to leave them to their peaceful enjoyment of the beach. If you encounter an issue with an Inn guest, please contact security on the weekends, or police if necessary.