



FBRA News

Fairfield Beach Residents Association

2021 focus areas for the FBRA - please provide input

Since 1955, the FBRA has played a critical role in addressing neighborhood concerns and providing a voice in town government.



FBRA is a member based organization and here to serve the needs of the beach area membership. Each year when you send in your dues, everyone is asked which issues are most important for us all to work on. The areas below are those that tend to get the highest votes and where your board has been focusing its efforts in 2020. Please email us at fbra06824@gmail.com. with any areas you would like your board to focus on in 2021

- Neighbor relations including: review of noise ordinance, litter and pedestrian traffic;
- Coastal environment including: nuisance flooding on roads and drainage, long term flood and erosion challenges, pile and contaminant monitoring and oversight;
- Safety measures in housing and "traffic calming" including: expanding the boundary for limiting housing to four unrelated persons to the broader beach community, short term rentals to have the same 4-person occupancy rules and speeding on our streets.
- Interested in serving on the board? e mail us at fbra06824@gmail.com before August 1

FBRA will continue to work for the betterment of the beach community. Residents can also go online Fairfieldct.org and on the right side of the page is a Citizen Service Request, click on it to seek service from town departments.

When concerns arise involving Fairfield students here is a link to file an off-campus incident report directly with the University: https://cm.maxient.com/reportingform.php?FairfieldUniv&layout_id=10



BEACH HOUSE RESIDENTIAL
131 BEACH ROAD, FAIRFIELD, CT

Quick update on the proposed section 8-30G housing planned for 131 Beach road

The FBRA has not taken an official position on this proposal but is providing this as information for our members.

Below is an article published in the Fairfield Citizen on July 17th

<https://www.fairfieldcitizenonline.com/news/article/Fairfield-residents-oppose-large-housing-15413211.php>

The town P&Z commission has heard comments in an early P&Z meeting on this and plans to continue their discussion and take citizen input in a September 15th meeting , possibly to be held at McKinley School at 7:30 PM. We will send out more information as available including a link to any virtual part of this meeting for those not comfortable going out to town meetings.

Upcoming Zoning appeals and conversations in the beach area



The FBRA tries to flag any upcoming zoning variance requests so that Beach area residents can be aware and have the ability to take action if they so choose.

PLANNING and ZONING COMMISSION

Tuesday July 28 ; 5:00 pm

Zoom call

[Planning and Zoning July 28 agenda](#)

1. Zoning regulations amendment - This is a second discussion on this topic. The P&Z department is looking to update the Zoning regulations in AE, Coastal AE and VE zones to better comply with the new FEMA Flood insurance program guidelines. Some of the edits being proposed are to limit the area of enclosures under homes in AE zones as well as increase visibility under homes. A copy of the original proposal is attached below:

[Zoning amendments](#) proposed from June 23 meeting

2. A review of the comments on the POCD (Plan Of Conservation and Development) gathered from the fall public meetings

ZONING BOARD OF APPEALS

Thursday, August 6 at 2:00 p.m.,

Zoom call - see attached agenda for dial in details

[Zoning board of appeals Aug 6 agenda](#)

1. 1149 Fairfield Beach Road. Petition to reduce a side setback to construct an AC platform BD Zone

2. 2101-2102 Fairfield Beach road . Petition for several variances to construct a FEMA compliant raised garage with finished upper floor and to allow a detached accessory structure to contain finished floor, plumbing fixtures and heat, as well as a variance to reduce the pine creek set back from 10 ft, currently 4.9 ft , proposing 3.9 Ft . : BD Zone

3. 2087 - 2088 Fairfield Beach road . Petition for several variances to construct a FEMA compliant raised 2 story garage with finished upper floor and to allow a detached accessory structure to contain finished floor, plumbing fixtures and heat, as well as a variance to reduce the FBR set back from 25 ft, proposing 15.3 Ft . : BD Zone

Other News

Please hold the date for the annual meeting of the FBRA which will be held via a ZOOM call

Wednesday September 2 at 7 PM

Information to follow in August re dial in details and speakers.

Board of Directors:

Carolyn Kamlet, President, Bill Perugini, Vice President, Donna Alatakis, Treasurer, David Harris, Asst Treasurer, Becky Bunnell, Secretary, Chuck Abercrombie (Ex Officio), Bryan Cafferelli, Peter



Photo by Geoff Steadman

Collins, Roy Friedman, Rick Grauer, Joanne Landino, Candace Levine, Ilse Martin, Marc Papini, David Zieff

About the FBRA:

Founded in 1955, the Fairfield Beach Residents Association 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; promote cooperation among the owners and renters; represent the common interests of the membership in relation to governmental authorities; and provide for the mutual assistance, enjoyment, and quality of life for all people residing in the Fairfield Beach area.

Visit us at www.fbra.org to renew your membership

Fairfield Beach Residents Association, P.O. Box 513, Fairfield, CT 06824

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