

**TOWN PLAN AND ZONING COMMISSION
MEETING AGENDA: APRIL 13, 2021
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, NEW ACCESS CODE 142 220 0092

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** March 23, 2021
https://fairfieldct.org/filestorage/10726/11028/12429/TPZ_Minutes_-_March_23_2021.pdf

- b. **1152 Kings Highway Cutoff** Request of Fairfield Commons, LLC for 100% release of a \$201,345.00 bond pertaining to Special Permit improvements. Des Comm. Dist.

- c. **528 Black Rock Turnpike** Review of revised plans for an approved 23-unit residential building.
https://fairfieldct.org/filestorage/10726/11028/12429/12436/96009/528_Black_Rock_Tnpk_Original_plan.pdf

https://fairfieldct.org/filestorage/10726/11028/12429/12436/96009/528_Black_rock_Tpk_Second_revision.pdf
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2. NEW APPLICATIONS FOR RECOMMENDATION TO PUBLIC HEARING

- a. **236 Commerce Drive** Special Permit application of Pepe’s Pizzeria Napoletana for a 1-story kitchen addition. Des Ind. Dist.
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3. OLD BUSINESS

- a. **Zoning Regulations Amendment** Application of Fairfield Medical, LLC proposing new Section 12.4.29 “Inclusionary Multi-Family Residential Use with a Housing Opportunity or Workforce Housing Component”, PH 2/9/21, 2/23/21, 3/9/21, 3/23/21. Exp. date 5/27/21 Present: Wagner, Braman, Francis, Braun, Corcoran, Levy, Noonan, DiGiacomo, Elliott, Gordon.
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- b. **4185 Black Rock Turnpike** Zoning Compliance application of Fairfield Medical, LLC pertaining to a 94-unit residential development pursuant to Section 8-30g of the CT General Statutes. Des Com. Dist. PH 2/9/21, 2/23/21, 3/9/21, 3/23/21. Exp. date 5/27/21 Present: Wagner, Braman, Francis, Braun, Corcoran, Levy, Noonan, DiGiacomo, Elliott, Gordon.
https://fairfieldct.org/filestorage/10726/11028/12429/12436/102351/4185_Black_Rock_Turnpike_Master.pdf
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4. COMPLIANCES

- a. **1814 Post Road** Zoning Compliance application of Mark Bartolone, Architect, to establish a food service use in an existing building. Cent. Des. Bus. Dist.
https://fairfieldct.org/filestorage/10726/11028/12429/97850/1814_Post_Road_Master.pdf
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C PUBLIC HEARING

1. **1143 Sasco Hill Road** Review of preliminary subdivision open space proposal.
<https://fairfieldct.org/filestorage/10726/11028/12429/97850/1143SascoHillRd-Master.pdf>
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2. ZONING REGULATION AMENDMENT

Application of 15 Unquowa Road, LLC to amend the Sections 12 and 28 of the Zoning Regulations: (Regulations for the Center Designed Business District, Off-Street Parking) (continued from 3/23/21)

2. **15 Unquowa Road** Special Permit application of 15 Unquowa Road, LLC pertaining to the construction of a mixed use commercial and residential building Center Designed Business District (continued from 3/23/21)
https://fairfieldct.org/filestorage/10726/11028/12429/12436/105205/15_UnquowaRdApplicationPackage.pdf
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