

**TOWN PLAN AND ZONING COMMISSION
MEETING AGENDA: APRIL 27, 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, 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** April 13, 2021
https://fairfieldct.org/filestorage/10726/11028/12429/TPZ_minutes_April_13%2C_2021.pdf
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- b. **1401 Kings Highway** Request 1401 King, LLC for 100% release of a \$333,027.50 bond pertaining to Special Permit improvements. Des Comm. Dist.
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- c. **528 Black Rock Turnpike** Review of revised plans for an approved 23-unit residential building. (tabled 4/13)
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. **801 Post Road** Special Permit application of Samuel Gardner, Architect for additions and alteration to establish a restaurant use. Des Comm. Dist.
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- b. **5545 Park Avenue** Zoning Compliance application of Primrose Development, LLC pertaining to a 120-unit residential building pursuant to Sect. 8-30g of the CT General Statutes. R3 Zone.
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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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- c. **1143 Sasco Hill Road** Review of preliminary subdivision open space proposal. P.H. 4/13/21 Present: Wagner, Braman, Francis, Braun, Corcoran, Levy, Noonan, DiGiacomo, Gordon.
<https://fairfieldct.org/filestorage/10726/11028/12429/97850/1143SascoHillRd-Master.pdf>
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- d. **Zoning Regulation Amendments** 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). P.H. 3/23/21, 4/13/21, Exp. date 6/17/21 Present: Wagner, Braman, Francis, Braun, Corcoran, Levy, Noonan, DiGiacomo, Elliott (3/23), Gordon
https://fairfieldct.org/filestorage/10726/11028/12429/97850/Zoning_Regulation_Amendments_%28Cent_Des_Dist%29_15_Unquowa_Road%2C_LLC.pdf
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4. COMPLIANCES / COASTAL SITE PLANS

- a. **1401 Kings Highway** Zoning Compliance application of 1401 King, LLC for an overall sign plan. Des. Comm. Dist.
https://fairfieldct.org/filestorage/10726/11028/12429/97850/1401_Kings_Highway_sign_plan.pdf
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- b. **525 Tunxis Hill Cutoff** Zoning Compliance application of Chip's Family Restaurant for seasonal outdoor dining. Des. Comm. Dist.
https://fairfieldct.org/filestorage/10726/11028/12429/97850/Chips_Master.pdf
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- c. **788 Oldfield Road** Coastal Site Plan application of Bertalan Pall pertaining to the construction of a two-family dwelling. B Zone.
[https://fairfieldct.org/filestorage/10726/11028/12429/97850/788_Oldfield_Road - CAM Master.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/788_Oldfield_Road_-_CAM_Master.pdf)
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C PUBLIC HEARING

- 1 **236 Commerce Drive** Special Permit application of Pepe's Pizzeria Napoletano pertaining to a one story kitchen addition. Des Ind. Dist.

https://fairfieldct.org/filestorage/10726/11028/12429/12436/106376/Frank_Pepe_Zoning_Application.pdf

2. ZONING REGULATION AMENDMENT

Application of Fairfield University to amend Section 5.2.5.4 of the Zoning Regulations (lot coverage and floor area)

https://fairfieldct.org/filestorage/10726/11028/12429/97850/Zoning_Regulation_amendment_Ffld_ Univ.pdf
