

**TOWN PLAN AND ZONING COMMISSION
MEETING AGENDA: AUGUST 10, 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** July 27, 2021
https://fairfieldct.org/filestorage/10726/11028/12429/TPZ_Minutes_-_July_27_2021.pdf
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- b. **452 Brookside Drive** Request of Chabad of Fairfield for a 50% release of a \$81,450.00 bond pertaining to special exception improvements. A Zone.
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2. OLD BUSINESS

- a. **323 Old Dam Road** Special Exception and Coastal Site Plan application of Esplanade, LLC pertaining to the construction of a single family dwelling. Flood Plain Dist. P.H. 7/13/21, 7/27/21, Exp. date 9/30/21 Present: Wagner, Braman, Francis, Corcoran, Braun, Levy, Noonan, DiGiacomo, Elliott, Gordon.

https://fairfieldct.org/filestorage/10726/11028/12429/97850/323_Old_Dam_Master.pdf

- b. **2780 Redding Road** Resubdivision application of John Russell for two (2) lots in a AAA Zone. P.H. 7/27/21, Exp. date 9/30/21 Present: Wagner, Braman, Francis, Corcoran, Braun, Levy, Noonan, DiGiacomo, Elliott, Gordon.

https://fairfieldct.org/filestorage/10726/11028/12429/97850/2780_Redding_Road_Subdivision_6-9-21.pdf

https://fairfieldct.org/filestorage/10726/11028/12429/97850/2780_Redding_Road_Drainage_Report.pdf

- c. **5545 Park Avenue** Zoning Compliance application of Primrose Development, LLC for a 120-unit residential development pursuant to Sect. 8-30g of the CT General Statutes. R3 Zone P. H. 6/8/21, 6/22/21, 7/27/21, Exp. date 9/4/21 Present: Wagner, Braman, Francis, Corcoran, Braun, Levy, Noonan, DiGiacomo, Elliott, Gordon

https://fairfieldct.org/filestorage/10726/11028/12429/12436/99495/5545_Park_Ave_April2021Master2.pdf

C PUBLIC HEARING

1. **100 Nepas Road** Request of Anila Voka for 100% release of a \$9,022.50 bond pertaining to subdivision improvements in an R3 Zone.
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2. **750 Post Road / 42 Elliot Street** Special Permit and Coastal Site Plan application of 750 Post Road Associates, LLC pertaining to the construction of a new restaurant. Des. Comm. Dist.
https://fairfieldct.org/filestorage/10726/11028/12429/12436/109690/750_PostRd%26_42_EliotPl-ChickFilA_Master.pdf
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