

**TOWN PLAN AND ZONING COMMISSION  
MEETING AGENDA: AUGUST 24, 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](mailto:tpzcommission@fairfieldct.org).**

**A. CALL TO ORDER**

**B. EXECUTIVE SESSION**

**1. BILLS AND COMMUNICATIONS**

- a. **Meeting Minutes** August 10, 2021  
[https://fairfieldct.org/filestorage/10726/11028/12429/TPZ\\_Minutes\\_-\\_August\\_10%2C\\_2021.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/TPZ_Minutes_-_August_10%2C_2021.pdf)
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- b. **926 Sasco Hill Road** Request of the Country Club of Fairfield for 100% release of a \$114,544.00 bond pertaining to special exception improvements. AAA Zone
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## 2 NEW APPLICATIONS TO RECOMMEND TO PUBLIC HEARING

- a. **2405 Black Rock Turnpike** Special Permit and Special Exception application Shiraz Choudhary for additions and renovations to convert existing service bays to retail use and additional gas pump island. Des. Comm. Dist.
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## 3 OLD BUSINESS

- a. **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\\_Apri12021Master2.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/99495/5545_Park_Ave_Apri12021Master2.pdf)

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- b. **100 Nepas Road** Request of Anila Voka for 1005 release of a \$9,022.50 bond pertaining to subdivision improvements in an R3 Zone. PH 8/10/21 Present: Francis, Braun, Corcoran, Noonan, DiGiacomo, Elliott.
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#### 4. COMPLIANCES / COASTAL SITE PLANS

- a. **2317 Black Rock Turnpike** Zoning Compliance application of Philip Cerrone, Architect, to establish a food service use in a portion of an existing building. Des. Comm. Dist.

[https://fairfieldct.org/filestorage/10726/11028/12429/97850/2317 Black Rock Turnpike application and narrative.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/2317%20Black%20Rock%20Turnpike%20application%20and%20narrative.pdf)

[https://fairfieldct.org/filestorage/10726/11028/12429/97850/2317 Black Rock Tpk floor plan site plan.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/2317%20Black%20Rock%20Tpk%20floor%20plan%20site%20plan.pdf)

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- b. **255 Old Dam Road** Coastal Site Plan application of Michael Neal and Kathleen O'Grady pertaining to the construction of a single family dwelling. Beach Dist.

[https://fairfieldct.org/filestorage/10726/11028/12429/97850/255 Old Dam application and reports.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/255%20Old%20Dam%20application%20and%20reports.pdf)

[https://fairfieldct.org/filestorage/10726/11028/12429/97850/255 Old Dam plans.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/255%20Old%20Dam%20plans.pdf)

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## C PUBLIC HEARING

1. **73 Thorpe Street** Special Permit application of Bette Gigliotti Green pertaining to the construction of a 2-family dwelling. Cent. Des. Dist.

[https://fairfieldct.org/filestorage/10726/11028/12429/97850/73\\_Thorpe\\_Street\\_application.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/73_Thorpe_Street_application.pdf)

[https://fairfieldct.org/filestorage/10726/11028/12429/97850/73\\_Thorpe\\_Street\\_plans.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/73_Thorpe_Street_plans.pdf)

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2. **888-898 Oldfield Road** Zoning Compliance and Coastal Site Plan application of 888 Oldfield, LLC pertaining to a 13-unit residential development pursuant to Section 8-30g of the CT General Statutes. Res B Zone.

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/109043/888\\_Oldfield\\_Master.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/109043/888_Oldfield_Master.pdf)

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/109043/888\\_Old\\_Field\\_Road\\_Drainage\\_Report.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/109043/888_Old_Field_Road_Drainage_Report.pdf)

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