

**TOWN PLAN AND ZONING COMMISSION  
MEETING AGENDA: JUNE 22, 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** June 8, 2021  
[https://fairfieldct.org/filestorage/10726/11028/12429/TPZ\\_minutes\\_June\\_8%2C\\_2021.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/TPZ_minutes_June_8%2C_2021.pdf)
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**2. NEW APPLICATIONS FOR RECOMMENDATION TO PUBLIC HEARING**

- a. **1073 North Benson Road** Special Exception application of Fairfield University to establish student housing in a portion of an existing building formerly occupied by a student infirmary. AA Zone
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- b. **750 Post Road / 42 Eliot Street** Special Permit application of 750 Post Road Associates, LLC pertaining to the construction of a new restaurant. Des. Comm. Dist.
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### 3. COMPLIANCES /COASTAL SITE PLAN

- a. **1275 Post Road** Zoning Compliance application of NAP Hospitality, LLC to expand an existing restaurant into a former retail space. Cent. Des. Dist.  
[https://fairfieldct.org/filestorage/10726/11028/12429/97850/1275\\_Post\\_BrickWalkTavern\\_Master.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/1275_Post_BrickWalkTavern_Master.pdf)
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- b. **2181 Black Rock Turnpike** Zoning Compliance application of R-K Black Rock 1, LLC to establish a medical office in a former retail space. Des. Comm. Dist.  
[https://fairfieldct.org/filestorage/10726/11028/12429/97850/2181%262215\\_BlackRockTurnpikeMaster.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/2181%262215_BlackRockTurnpikeMaster.pdf)
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- c. **2317 Black Rock Turnpike** Zoning Compliance application of Fairfield Woods Plaza, LLC to relocate and refurbish an existing pole sign. Des. Comm. Dist.  
[https://fairfieldct.org/filestorage/10726/11028/12429/97850/2171\\_BRT\\_sign.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/2171_BRT_sign.pdf)
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- d. **1019 Fairfield Beach Road** Coastal Site Plan application of Tom Ganim pertaining to the construction of a single family dwelling. Beach Dist.  
[https://fairfieldct.org/filestorage/10726/11028/12429/97850/1019\\_fairfield\\_beach\\_Master.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/1019_fairfield_beach_Master.pdf)
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### 3. PRE-APPLICATION REVIEW

- a. **1501-1525 Kings Highway** The Commission will conduct a non-binding pre-application review discussion for a potential development proposal  
[https://fairfieldct.org/filestorage/10726/11028/12429/97850/1525\\_Kings\\_Hwy-20210607-reduced.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/1525_Kings_Hwy-20210607-reduced.pdf)
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### C PUBLIC HEARING

1. **45 Sherman** Special Permit application of 45 Sherman Street, LLC for a second floor Dormer addition for an existing commercial building. Cent. Des. Dist.  
[https://fairfieldct.org/filestorage/10726/11028/12429/97850/sherman\\_st\\_Master.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/sherman_st_Master.pdf)
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2. **38 Beaumont Street** Application of AAP Builders, LLC to establish a Residence B Zone on a portion of a property zoned Designed Commercial District.  
[https://fairfieldct.org/filestorage/10726/11028/12429/97850/Beaumont\\_Master.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/Beaumont_Master.pdf)
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3. **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 (continued from June 8, 2021)

[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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