

**TOWN PLAN AND ZONING COMMISSION  
MEETING AGENDA: MAY 25, 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** May 11, 2021; May 12, 2021  
[https://fairfieldct.org/filestorage/10726/11028/12429/TPZ\\_Minutes\\_May\\_11%2C\\_2021.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/TPZ_Minutes_May_11%2C_2021.pdf)  
  
[https://fairfieldct.org/filestorage/10726/11028/12429/TPZ\\_Minutes\\_May\\_12%2C\\_2021.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/TPZ_Minutes_May_12%2C_2021.pdf)
- 

**2. NEW APPLICATIONS FOR RECOMMENDATION TO PUBLIC HEARING**

- a. **45 Sherman Street** Special permit application of 45 Sherman Street, LLC for a second floor dormer addition for an existing commercial building. Cent. Des. Dist.
-

- b. **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.
- 

- c. **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
- 

### 3. OLD BUSINESS

- a. **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](https://fairfieldct.org/filestorage/10726/11028/12429/97850/Zoning_Regulation_Amendments_%28Cent_Des_Dist%29_15_Unquowa_Road%2C_LLC.pdf)
- 

- b. **801 Post Road** Special Permit application of Samuel Gardner, Architect, pertaining to additions and alterations to establish a restaurant use. Des. Comm. Dist. P.H. 5/11/21, Exp. Date 7/15/21 Present; Wagner, Braman, Francis, Braun, Corcoran, Levy, Noonan, DiGiacomo, Gordon.

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/106874/801\\_Post\\_Road\\_-\\_Master.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/106874/801_Post_Road_-_Master.pdf)

---

### 3. COMPLIANCES

- a. **105 Woodrow Avenue** Zoning Compliance application of Dr. Jessica Melman to establish a veterinary hospital in a portion of an existing commercial building. Des Comm. Dist.  
[https://fairfieldct.org/filestorage/10726/11028/12429/97850/105\\_Woodrow\\_Master.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/105_Woodrow_Master.pdf)
- 

- b. **937 Post Road** Zoning Compliance application of Xynaptica Corp to convert existing second floor office space to 2 residential apartments. Des. Comm. Dist.

[https://fairfieldct.org/filestorage/10726/11028/12429/97850/937\\_Post\\_Master.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/937_Post_Master.pdf)

---

### C PLANNING DISCUSSION