

**TOWN PLAN AND ZONING COMMISSION
MEETING AGENDA: SEPTEMBER 28, 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 September 8, 2021, September 14, 2021
https://fairfieldct.org/filestorage/10726/11028/12429/TPZ_Minutes_-_Setpember_8%2C_2021.pdf**

https://fairfieldct.org/filestorage/10726/11028/12429/TPZ_Minutes_-_September_14%2C_2021.pdf

- b. **1143 Sasco Hill Road** Request of Atty. Chris Russo for a 90-day extension to record final subdivision map.

https://fairfieldct.org/filestorage/10726/11028/12429/97850/1143_Sasco_letter.pdf

2 NEW APPLICATIONS TO RECOMMEND TO PUBLIC HEARING

- a. **83 Castle Avenue** Zoning Compliance application of Berwick Assoc. LLC pertaining to a 43-unit residential building pursuant to Sect. 8-30g of the CT General Statutes

3 OLD BUSINESS

- a. **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, now revised to a 10-unit plan. Res B Zone
P. H. 8/24/21, 9/14/21, Exp. Date 10/2/21 Present: Wagner, Braman, Francis, Braun, Corcoran, Noonan, DiGiacomo, Gordon

https://fairfieldct.org/filestorage/10726/11028/12429/12436/109043/888_Oldfield_revised_10-unit_proposal.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

- 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. 9/14/21, Exp. date 11/18/21 Present: Wagner, Braman, Francis, Braun, Corcoran, Noonan, DiGiacomo, Gordon

https://fairfieldct.org/filestorage/10726/11028/12429/12436/106874/801_Post_Road_MasterRevisedSept2021.pdf

4. ZONING COMPLIANCES

- a. **1610 Post Road** Application of Kris Stevens to establish a bakery in apportion of an existing building. Cent Des. Dist.

<https://fairfieldct.org/filestorage/10726/11028/12429/97850/PostRd1618-BonkersCupcakes.pdf>

C PUBLIC HEARING

1. **750 Post Road / 42 Eliot 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. (continued form 8/10/21)

https://fairfieldct.org/filestorage/10726/11028/12429/12436/109690/750_PostRd%26_42_EliotPl-ChickFilA_Master.pdf

https://fairfieldct.org/filestorage/10726/11028/12429/12436/109690/750_Post_Road_applicant_presentation.pdf

https://fairfieldct.org/filestorage/10726/11028/12429/12436/109690/NorwalkChick-Fil-A_2015_Traffic_Report%26_April2021RevisionsMaster.pdf

https://fairfieldct.org/filestorage/10726/11028/12429/12436/109690/750_Post_supplemental_traffic_report_with_Appendices.pdf

https://fairfieldct.org/filestorage/10726/11028/12429/12436/109690/750_Post_Road_opposition_Traffic_Review_9_21_21.pdf