

**TOWN PLAN AND ZONING COMMISSION
MEETING AGENDA: SEPTEMBER 27, 2022
6:30 p.m. at Fairfield Regional Fire School
205 Richard White Way Fairfield, Connecticut 06824**

**THE TOWN IS ALSO 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 9/13/22**

https://fairfieldct.org/filestorage/10726/11028/12429/114752/114756/TPZ_Meeting_Minutes_-_September_13%2C_2022.pdf

2. NEW APPLICATIONS FOR RECCOMENDATION TO PUBLIC HEARING

a. **2500 Black Rock Turnpike** Special Permit application of Lenox Properties, LLC for an addition to an existing commercial building. Des. Comm. Dist.

- b. **Zoning Regulation Amendment** Application of the Economic Development Commission to amend Sections 12.3.15, 12.4.17, 12.5.15, 13.14.2, 21.16.3.12 and 28.6.12 relating to provisions for outdoor dining.
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3. OLD BUSINESS

- a. **Zoning Regulation Amendment** Application of 15 Unquowa Road, LLC to amend Section 12.3 of the Zoning Regulations (Center Designed Business District) Proposed new Section 12.3.29 “Inclusionary Multi-Family residential Use with a Housing Opportunity or Workforce Housing Component”. P. H. 6/14/22, 6/28/22, 7/26/22, 8/2/22, 8/9/22. Exp. Date 10/13/22
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- b. **15 Unquowa Road** Zoning Compliance application of 15 Unquowa Road, LLC pertaining to the construction of a 63-unit residential building pursuant to Section 8-30g of the CT General Statutes. Cent Des. Bus. Dist. P. H. 6/14/22, 6/28/22, 7/26/22, 8/2/22, 8/9/22. Exp. Date 10/13/22
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https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/118265/15_Unquowa_-_renderings%26revisedarchsheets_-_27June2022.pdf

https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/118265/15_Unquowa_-_RevisedSitePlans24June2022.pdf

https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/118265/CENTER_COMMONSApplicantPresentation.pptx

https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/118265/15_Unquowa_-_Sewer_WPCA_FloMonitoring_EdwardsSubmitted_28June2022.pdf

https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/118265/15_Unquowa_-_SEWER-SUMMARY-27June02022.pdf

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/118265/15_Unquowa - Soil Test Results.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/118265/15_Unquowa_-_Soil_Test_Results.pdf)

https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/118265/15_Unquowa_8-30g_traffic.pdf

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/118265/15_Unquowa a Historic Maps Showing Unquowa Pond 28June2022.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/118265/15_Unquowa_Historic_Maps_Showing_Unquowa_Pond_28June2022.pdf)

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/118265/15_Unquowa a Rd 830g Master.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/118265/15_Unquowa_Rd_830g_Master.pdf)

https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/118265/2022-6-13_TPZ_15_Unquowa.pdf

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/118265/Unquowa - TPZ - WPCA material -AttySmith27June2022.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/118265/Unquowa_-_TPZ_-_WPCA_material_-_AttySmith27June2022.pdf)

c. **1485 Stillson Road** Resubdivision application of Sand Dollar Development, LLC for two (2) lots in an A Zone. P. H. 9/13/22, Exp. Date 11/17/22 Present: Noonan, Braman, Francis, Braun, Harrison, Levy, Keitt, Leahy
[https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/123776/1485_STILLSON RD - Master.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/123776/1485_STILLSON_RD_-_Master.pdf)

4. COMPLIANCES

a. **11 Unquowa Road** Zoning Compliance application of Isla & Co Fairfield, LLC for a seasonal canopy enclosure of outdoor dining. Cent. Des. Dist.
https://fairfieldct.org/filestorage/10726/11028/12429/97850/Isla_app..pdf

C. PUBLIC HEARING

1. **801 Post Road** Special Permit application of Saucy, LLC pertaining to additions and alterations to establish a restaurant use as shown on plans entitled “Pizza Co. Restaurant and Bar “, dated 7/5/2022, and prepared by Samuel Gardner, Architect. Des. Comm. Dist. (revision to plan approved on 10/12/21).

https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/123733/801_Post_revisions.pdf

https://fairfieldct.org/filestorage/10726/11028/12429/12436/114403/106874/801_Post_Road_MasterRevisedSept2021.pdf

2. **40 Hillside Road** Application of 40 Hillside Road, LLC to establish a Neighborhood Designed Business District on land presently zoned Residence AA.

https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/124243/Hillside_Zone_change_combined.pdf

3. **40 Hillside Road** Special Permit application of 40 Hillside Road, LLC pertaining to the construction of a new veterinary hospital.

https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/124243/40_Hillside_Spec_Perm_app.pdf
