

**TOWN PLAN AND ZONING COMMISSION
MEETING AGENDA: OCTOBER 11, 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 9/27/22

https://fairfieldct.org/filestorage/10726/11028/12429/114752/114756/TPZ_Meeting_Minutes_-_September_27%2C_2022.pdf

b. 78 Unquowa Place Request of Fairfield Station Lofts, LLC for 100% release of a \$66,475.00 bond pertaining to site improvements. Cent Des. Dist.

- c. **917 Mill Hill Terrace** Request of Maplewood Senior Living for 100% release of a \$191,285.00 bond pertaining to Special Exception improvements. A Zone.
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2. OLD BUSINESS

- a. **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, Ford, Harrison, Levy, Keitt, Leahy
https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/123776/1485_STILLSON_RD_-_Master.pdf
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- b. **801 Post Road** Special Permit application of Saucy, LLC pertaining to additions and alterations to establish a restaurant use. Des Com. Dist. (revision to plan approved on 10/12/21). P.H. 9/27/22, Exp. Date 12/1/22 Present: Noonan, Braman, Francis, Braun, Harrison, Levy, Keitt, Leahy.

https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/123733/801_Post_Rd._PizzaCo_Revision_9.24.22.pdf

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. P.H. 9/27/22, Exp. Date 12/1/22 Present: Noonan, Braman, Francis, Braun Harrison, Levy, Keitt, Leahy.

[tps://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/124243/Hillside_Zone_change_combined.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/124243/Hillside_Zone_change_combined.pdf)

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3. **40 Hillside Road** Special Permit application of 40 Hillside Road, LLC pertaining to the construction of a new veterinary hospital. P.H. 9/27/22, Exp. Date 12/1/22 Present: Noonan, Braman, Francis, Braun, Harrison, Levy, Keitt, Leahy.

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

https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/124243/40_Hillside-Presentation_for_Sept_27_hearing.pdf

3 COMPLIANCES

- a. **561 Post Road** Zoning Compliance of Kin Properties for façade improvements. Des. Com. Dist.

https://fairfieldct.org/filestorage/10726/11028/12429/97850/561_Post_Rd_facade_improvement.pdf

C. PUBLIC HEARING

1. **705 – 745 Hulls Highway** Request of Peter Olsen for 100% release of a \$26,871.00 bond pertaining to Subdivision improvements. AA Zone

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2. **6-18 Boroskey Road** Request of Lucas Papageorge for 100% release of a \$28,265.00 bond pertaining to Subdivision improvements. AA Zone
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