

**TOWN PLAN AND ZONING COMMISSION
MEETING AGENDA: JULY 26, 2022
6:30 p.m. at Fairfield Regional Fire School
205 Richard White Way Fairfield, Connecticut 06824**

**MEMBERS OF THE PUBLIC: IN LIGHT OF COVID-19, 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 7/12/22

https://fairfieldct.org/filestorage/10726/11028/12429/114752/114756/TPZ_Meeting_Minutes_-_July_12%2C_2022.pdf

b. 224-230 Oldfield Road Request of 230 Oldfield Road, LLC for 100% release of a \$53,094 bond pertaining to site improvements. B Zone

2. NEW APPLICATIONS FOR RECOMMENDATION TO PUBLIC HEARING

- a. **1485 Stillson Road** Resubdivision application of Sanddollar Development, LLC for two (2) lots Res. A Zone.
-

3. OLD BUSINESS

- a. **116 Sherman Street** Special Permit application of MTM Sherman Street, LLC pertaining to a new 3-story mixed-use building. Cent. Des. Dist. P.H. 7/12/22, Exp. Date 9/15/22, Present: Noonan, Braman, Francis, Braun, Ford, Harrison, Levy, Keitt, Leahy

https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/121761/116_Sherman_St_application.pdf

https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/121761/116_Sherman_St_Site_Plan.pdf

https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/121761/116_Sherman_Architect_presentation.pdf

- b. **1073 North Benson Road** Special Exception application of Fairfield University pertaining to the construction of a new student dormitory. A Zone P.H. 7/12/22, Exp. Date 9/15/22, Present: Noonan, Braman, Francis, Braun, Ford, Harrison, Levy, Keitt, Leahy

https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/121763/Fairfield_University_Regis_West_application.pdf

https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/121763/Fairfield_University_Regis_West_Revised.pdf

https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/121763/University_presentation.pdf

4. COMPLIANCES

- a. **1485 Black Rock Turnpike** Zoning Compliance application of Hambell, LLC to establish an office use in a former food service establishment. Neigh. Des. Dist.

[https://fairfieldct.org/filestorage/10726/11028/12429/97850/1485 Black Rock Turnpike - Convert Deli to Office 5-25-2022.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/1485%20Black%20Rock%20Turnpike%20-%20Convert%20Deli%20to%20Office%205-25-2022.pdf)

- b. **1410-1424 Post Road** Zoning Compliance application of Fairfield Community Theater, LLC for interior alterations to convert existing office space to a single residential apartment. Cent. Des. Dist.

[https://fairfieldct.org/filestorage/10726/11028/12429/97850/Community Theater Apt Master.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/Community%20Theater%20Apt%20Master.pdf)

C. PUBLIC HEARING

1. **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”

2. **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.

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/118265/15 Unquowa a - renderings%26revisedarchsheets - 27June2022.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/118265/15%20Unquowa%20a%20-%20renderings%26revisedarchsheets%20-%2027June2022.pdf)

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/118265/15 Unquowa a - RevisedSitePlans24June2022.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/118265/15%20Unquowa%20a%20-%20RevisedSitePlans24June2022.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 8-30g traffic.pdf

https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/118265/15_Unquowa addition public correspondence 6-28-22.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 Public Comments up to14June2022.pdf

https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/118265/15_Unquowa Public Comments up to14June2022Afternoon.pdf

https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/118265/15_Unquowa Rd 830g Master.pdf

https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/118265/15_Unquowa Rd pre-hearing staff review exhibits.pdf

https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/118265/15_Unquowa Road pre-hearing staff review.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/UnquowaRd TrafficVideoMeyer.MOV>