

**TOWN PLAN AND ZONING COMMISSION
MEETING AGENDA: AUGUST 9, 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 7/18/22; 7/26/22; 8/2/22

https://fairfieldct.org/filestorage/10726/11028/12429/114752/114756/TPZ_Meeting_Minutes_-_July_18%2C_2022.pdf

https://www.fairfieldct.org/filestorage/10726/11028/12429/114752/114756/TPZ_Meeting_Minutes_-_July_26%2C_2022.pdf

https://www.fairfieldct.org/filestorage/10726/11028/12429/114752/114756/TPZ_Meeting_Minutes_-_August_2%2C_2022.pdf

- b. **321-325 Reef Road** Request of Phoenix at Reef Corp for 100% release of a \$84,974 bond pertaining to Special Permit improvements. Neigh. Des. Dist.
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2. NEW APPLICATIONS FOR RECOMMENDATION TO PUBLIC HEARING

- a. **40 Hillside Road** Zone change application of 40 Hillside Road LLC to establish a Neighborhood Designed Business District on land presently zoned AAA
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- b. **40 Hillside Road** Special Permit application of 40 Hillside Road LLC pertaining to the construction of a veterinary hospital.
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C. PUBLIC HEARING

1. **190 Sherman Street** Special Permit application of McKenzie Real Estate Corp., LLC, pertaining to a 24' x 7' two-story addition to an existing office. Cent. Des. Dist.

https://fairfieldct.org/filestorage/10726/11028/12429/97850/190_Sherman_application.pdf

https://fairfieldct.org/filestorage/10726/11028/12429/97850/190_Sherman_plans.pdf

2. **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”

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3. **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.

Continued from 6/14/22, 6/28/22, 7/26/22, 08/02/22

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_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