

**TOWN PLAN AND ZONING COMMISSION
MEETING AGENDA: AUGUST 23, 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 8/9/22

https://fairfieldct.org/filestorage/10726/11028/12429/114752/114756/TPZ_Meeting_Minutes_-_August_9%2C_2022.pdf

b. 150 Villa Avenue Referral for recommendation regarding Town acquisition of land

https://fairfieldct.org/filestorage/10726/11028/12429/97850/150_Villa_Aveune_Proposal.pdf

c. POCD update

2. OLD BUSINESS

- a. **190 Sherman Street** Special Permit application of McKenzie Real Estate Corp, LLC pertaining to a 24’x7’ two-story addition to an existing office. Cent Des. Dist. P.H. 8/9/22, Exp. Date 10/13/22. Present: Noonan, Braman, Francis, Braun, Harrison, Keitt, Gordon, Leahy.

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

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

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- b. **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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- c. **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

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

3. SUBDIVISION

- a. **150 Villa Avenue** Subdivision application of Benedict and Vanessa Sinnott for three (3) lots in a A Zone.

https://fairfieldct.org/filestorage/10726/11028/12429/97850/150_Villa_Ave_subdivision_Master.pdf

C. PUBLIC HEARING

1. **723 South Pine Creek Road** Subdivision and Coastal Site Plan application of Montauk Builders, LLC for two (2) lots in a B Zone.

https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/123234/723_South_Pine_Creek_Subdivison_Master.pdf

2. **1460 Post Road** Special Permit application of James Morris for a vestibule addition to establish a rooftop dining deck. Cent. Des. Dist.

https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/123187/1460_Post_Rd_Master.pdf
