

**TOWN PLAN AND ZONING COMMISSION  
MEETING AGENDA: SEPTEMBER 13, 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](mailto:tpzcommission@fairfieldct.org).**

**A. CALL TO ORDER**

**B. EXECUTIVE SESSION**

**1. BILLS AND COMMUNICATIONS**

**a. Meeting Minutes 8/23/22**

[https://fairfieldct.org/filestorage/10726/11028/12429/114752/114756/TPZ\\_Meeting\\_Minutes\\_-\\_August\\_23%2C\\_2022.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/114752/114756/TPZ_Meeting_Minutes_-_August_23%2C_2022.pdf)

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**b. 2031 Redding Road Request of Dr. Alan Gill for 50% release of a \$50,156 bond pertaining to subdivision improvements in a AAA Zone.**

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**c. 1252 Pequot Ave Request of Atty. Fitzpatrick for a 90-day extension to file final subdivision map for 2 lot subdivision approved 6/14/22.**

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## 2. 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_renderings%26revisedarchsheets_-27June2022.pdf)

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/118265/15\\_Unquowa\\_RevisedSitePlans24June2022.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/118265/15_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/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_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_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_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_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_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_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_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_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_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/10726/11028/12429/12436/114405/118265/15_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/10726/11028/12429/12436/114405/118265/2022-6-13_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)

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/118265/UnquowaRd\\_TrafficVideoMeyer.MOV](https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/118265/UnquowaRd_TrafficVideoMeyer.MOV)

- c. **723 South Pine Creek Road** Subdivision and Coastal Site Plan application of Montauk Builders, LLC for two (2) lots in a B Zone. P.H. 9/23/22, Exp. Date 10/27/22. Present: Noonan, Braman, Ford, Levy, Keitt, Leahy.

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/123234/723\\_South\\_Pine\\_Creek\\_Subdivison\\_Master.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/123234/723_South_Pine_Creek_Subdivison_Master.pdf)

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- d. **1460 Post Road** Special Permit application of Joseph Morris for a vestibule addition to establish a rooftop dining deck. Cent. Des. Dist. P.H. 9/23/22, Exp. Date 10/27/22. Present: Noonan, Braman, Ford, Levy, Keitt, Leahy.

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/123187/1460\\_Post\\_Rd\\_Master.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/123187/1460_Post_Rd_Master.pdf)

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### 3. COMPLIANCES

- a. **530 Kings Highway Cutoff** Zoning Compliance application of Gary Doski on behalf of Dr. Geri Katz to establish a veterinary hospital in a portion of an existing building. Des. Comm. Dist.

[https://fairfieldct.org/filestorage/10726/11028/12429/97850/530\\_Kings\\_Highway\\_Cutoff\\_Veterinary.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/530_Kings_Highway_Cutoff_Veterinary.pdf)

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### C. PUBLIC HEARING

1. **1485 Stillson Road** Resubdivision application of Sand Dollar Development, LLC for two (2) lots in an A Zone.

[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)

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2. **801 Post Road** Special Permit application of Saucy, LLC pertaining to additions and alterations to establish a restaurant use. Des. Comm. Dist. (revisions to plan approved on 10/21/21)

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/123733/801\\_Post\\_revisions.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](https://fairfieldct.org/filestorage/10726/11028/12429/12436/114403/106874/801_Post_Road_MasterRevisedSept2021.pdf)

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