

**TOWN PLAN AND ZONING COMMISSION  
MEETING AGENDA**

**Tuesday, October 10, 2023  
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 9/26/23**

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- b. 528 Black Rock Turnpike Request of Al Cammarota for 50% release of a \$65,910 bond pertaining to site improvements in a Res. C Zone**
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**2. NEW APPLICATIONS FOR RECOMMENDATION TO PUBLIC HEARING**

- a. **81 Black Rock Turnpike** Application of Post Road Residential for Special Permit, Coastal Site Plan and Transit Oriented Development Park designation pertaining to a mixed use commercial / residential development. Des. Ind. Dist / Commerce Drive Des. Dist.
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**3. OLD BUSINESS**

- a. **2318 Mill Plain Road** Resubdivision application of Sanddollar Development, LLC for 10-lots in an A Zone. P.H. 9/12/23, Exp. date 11/16/23 Present: Noonan, Francis, Braun, Harrison, Levy, Collins, Corsillo, Pocoski
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**4. ZONING COMPLIANCES**

- a. **883 Black Rock Turnpike** Zoning Compliance application of Westport Place, LLC for change of use of a portion of an existing building to medical office. Neigh. Des. Dist.
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## C. PUBLIC HEARING

1. **225 Melville Avenue** Special Exception and Special Permit application of the Town of Fairfield pertaining to the construction of two (2) new pickleball courts at Tunxis Hill Park. Res. B Zone.
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2. **53 Unquowa Place** Special Permit application of Jocko Enterprises, LLC pertaining to third-floor dormer additions and conversion of upper floors to a single residential apartment. Cent. Des. Bus. Dist.
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## D. POCD /ZONING REGULATIONS UPDATE (Commission discussion)

Links to agenda materials:

<https://filecloud.town.fairfield.ct.us/ui/core/index.html?mode=public&shareto=#expl-tabl./SHARED/!285PSvJXPJ6w01PsKczpE/nMdKkgT9fRNGoJvy/October%2010,%202023%20Agenda%20Links>