

**TOWN PLAN AND ZONING COMMISSION  
MEETING AGENDA**

**Tuesday, October 24, 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).**

**LINKS TO AGENDA MATERIALS CAN BE FOUND IN THE FOLLOWING LINK:**

<https://FileCloud.town.fairfield.ct.us/url/wubdvzab4kvkrznp>

**A. CALL TO ORDER**

**B. EXECUTIVE SESSION**

**1. BILLS AND COMMUNICATIONS**

- a. Meeting Minutes 10/10/23**
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**2. NEW APPLICATIONS FOR RECOMMENDATION TO PUBLIC HEARING**

- a. 110 Woodrow Avenue Zoning Compliance application of 22 Long Lots Lane, LLC pertaining to a 23-unit residential development, pursuant to Section 8-30g of the Conn. General Statutes. Des./Res B Zone.**
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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. Tabled on 10/10/23. Present: Noonan, Braman (watched meeting), Francis, Braun, Harrison, Levy, Collins, Corsillo, Pocoski.
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- b. **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. P.H. 10/10/23. Exp. date 12/14/23. Present: Noonan, Braman, Francis, Braun, Harrison, Collins, Corsillo, Pocoski.
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- c. **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. P.H. 10/10/23. Exp. date 12/14/23. Present: Noonan, Braman, Francis, Braun, Harrison, Collins, Corsillo, Pocoski.
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### 4. ZONING COMPLIANCES

- a. **95 Reef Road** Zoning Compliance application of Mufleh Essaedi to establish a retail use in a portion of an existing building. Cent. Des. Bus. Dist.
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- b. **111 Black Rock Turnpike** Zoning Compliance application of Elicit Brewing Company for an overall sign plan. Des. Comm. Dist.
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### D. POCD /ZONING REGULATIONS UPDATE (Commission discussion)