

**TOWN PLAN AND ZONING COMMISSION
MEETING AGENDA**

**Tuesday, December 12, 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.**

LINKS TO AGENDA MATERIALS CAN BE FOUND HERE:

<https://filecloud.town.fairfield.ct.us/ui/core/index.html?mode=public&shareto=#expl-tabl./SHARED/!2sVRlyfFEVE3xT6lX2IGkctYbM3wj/TPZ%20Agenda%20Backup>

A. CALL TO ORDER

B. EXECUTIVE SESSION

1. BILLS AND COMMUNICATIONS

a. Meeting Minutes 11/14/23

b. Organizational Meeting

1. Election of Officers

2. Meeting Schedule for 2024

- c. **2405 Black Rock Turnpike** Request of Shiraz Choudhary for 100% release of a \$23,425 bond pertaining to Special Exception improvements. Des. Comm. Dist.
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- d. **1073 North Benson Road** Request of Fairfield University for 100% release of a \$110,315 bond pertaining to Special Exception improvements (Regis West dorm)
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2. CLOSED EXECUTIVE SESSION

- a. **Discussion of Pending Litigation** Berkeley Road, LLC vs. TPZ
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3. NEW APPLICATIONS FOR RECOMMENDATION TO PUBLIC HEARING

- a. **1073 North Benson Road** Special Exception application of Fairfield University pertaining to a proposed comfort station and storage buildings at Barlow Field. AA Zone
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4. OLD BUSINESS

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. P.H. 10/10/23, 11/14/23, Exp. date, 1/18/24. Present: Noonan, Braun, Ford (11/14), Harrison, Levy, Corsillo, Collins, Pocoski (10/10).
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2. **301 Commerce Drive** Special Exception and Coastal Site Plan application of Fairfield Bespoke Ventures, LLC to establish a Motorcycle and Scooter Dealership in an existing building. Des. Ind. Dist. P.H. 11/14/23, Exp. Date, 01/18/24. Present: Noonan, Braun, Harrison, Levy, Corsillio, Collins.
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C. PUBLIC HEARING

110 Woodrow Avenue Zoning Compliance application of 22 Long Lots Lane, LLC for a 23-unit residential development pursuant to Sec. 8-30g of the Connecticut General Statutes. Des. Comm. Dist. and Res. B Zone.

D. POCD /ZONING REGULATIONS UPDATE (Commission discussion)