

**TOWN PLAN AND ZONING COMMISSION  
MEETING AGENDA**

**Tuesday, March 14, 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**

**1. BILLS AND COMMUNICATIONS**

**a. Meeting Minutes 2/28/23**

[www.fairfieldct.org/filestorage/10726/11028/12429/114752/127515/TPZ\\_Meeting\\_Minutes\\_-\\_February\\_28\\_2023.pdf](http://www.fairfieldct.org/filestorage/10726/11028/12429/114752/127515/TPZ_Meeting_Minutes_-_February_28_2023.pdf)

---

**b. POCD UPDATE**

- c. 321 Reef Road Request of Atty. Chris Russo on behalf of Phoenix at Reef Road Corp. for review of the modified roof line for an approved project. Neigh. Des. Dist.**

[https://fairfieldct.org/filestorage/10726/11028/12429/97850/321\\_Reef\\_Rd\\_roof\\_modification.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/321_Reef_Rd_roof_modification.pdf)

---

## 2. NEW APPLICATION TO RECOMMEND TO PUBLIC HEARING

- a. **277-301 Berkley Road** Zoning Compliance application of Berkley Road, LLC pertaining to a 40-unit residential building pursuant to Section 8-30g of the Conn. General Statutes. B Zone

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/129076/Berkeley\\_Road\\_Master.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/129076/Berkeley_Road_Master.pdf)

---

## 3. OLD BUSINESS

- a. **190 Sherman Street** Special Permit application of McKenzie Real Estate Group, LLC pertaining to the construction of a detached garage. Cent. Des. Dist. P.H. 2/28/23 Exp. Date: 5/4/23 Present: Noonan, Braman, Francis, Braun, Levy, Ford, Corsillo, Pocoski.

[https://fairfieldct.org/filestorage/10726/11028/12429/97850/190\\_Sherman\\_St\\_Master\\_2-23.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/190_Sherman_St_Master_2-23.pdf)

---

## 4. ZONING COMPLIANCE

- a. **111 Black Rock Turnpike** Zoning Compliance application of Ellis Reilly to establish a restaurant and liquor service facility on an existing building. Des. Comm. Dist.

[https://fairfieldct.org/filestorage/10726/11028/12429/97850/111\\_Black\\_Rock\\_Tpk\\_Master.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/111_Black_Rock_Tpk_Master.pdf)

---

- b. **937 Post Road** Zoning Compliance application of Ken Camarro for outdoor dining at an existing restaurant. Des. Comm. Dist.

[https://fairfieldct.org/filestorage/10726/11028/12429/97850/Tony\\_D%27s\\_outdoor\\_seating.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/Tony_D%27s_outdoor_seating.pdf)

---

## C. PUBLIC HEARING

1. **Zoning Regulation Amendment** Application of Spot On Fairfield, LLC to amend Section 12.4.12 of the Zoning Regulations. (continued from 1/10/23, 1/24/23, 2/28/23)
- 

2. **2269 Post Road** Special Permit application of Spot On Fairfield, LLC to establish a veterinary hospital including dog boarding and day care. Des. Comm. Dist. (continued from 1/10/23, 1/24/23, 2/28/23)

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/125551/2269\\_Post\\_Road\\_Master.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/125551/2269_Post_Road_Master.pdf)

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/125551/2269\\_Post\\_Rd\\_Supplemental\\_presentation\\_%26\\_submitted\\_materials\\_10Jan2023.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/125551/2269_Post_Rd_Supplemental_presentation_%26_submitted_materials_10Jan2023.pdf)

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/125551/2269\\_PostRoad\\_Correspondence\\_Thru\\_3\\_Jan2023.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/125551/2269_PostRoad_Correspondence_Thru_3_Jan2023.pdf)

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/125551/2269\\_Post\\_Rd\\_additional\\_opposition\\_coresspondence\\_thru\\_1-10-223.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/125551/2269_Post_Rd_additional_opposition_coresspondence_thru_1-10-223.pdf)

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/125551/2269\\_Post\\_Rd\\_support\\_correspondence.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/125551/2269_Post_Rd_support_correspondence.pdf)

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/125551/2269\\_Post\\_Road\\_correspondence\\_1-10\\_thru\\_1-18.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/125551/2269_Post_Road_correspondence_1-10_thru_1-18.pdf)

[https://www.fairfieldct.org/filestorage/10726/11028/12429/12436/126970/125551/2269-SitePlans\\_REVISED\\_DOG\\_RUN-20Jan2023.pdf](https://www.fairfieldct.org/filestorage/10726/11028/12429/12436/126970/125551/2269-SitePlans_REVISED_DOG_RUN-20Jan2023.pdf)

[https://www.fairfieldct.org/filestorage/10726/11028/12429/12436/126970/125551/additional\\_correspondence\\_1-24.pdf](https://www.fairfieldct.org/filestorage/10726/11028/12429/12436/126970/125551/additional_correspondence_1-24.pdf)

<https://www.fairfieldct.org/data/layout/images/bg.jpg>

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/125551/2269\\_Post\\_Road\\_2023-02-14\\_2708-SitePlans\\_REVISED\\_DOG\\_RUN-SP-1.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/125551/2269_Post_Road_2023-02-14_2708-SitePlans_REVISED_DOG_RUN-SP-1.pdf)

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/125551/2269\\_Post\\_Atty\\_Opposition\\_Materials\\_28Feb2023\\_Public\\_Hearing.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/125551/2269_Post_Atty_Opposition_Materials_28Feb2023_Public_Hearing.pdf)

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/125551/public\\_correspondence\\_2-8-23\\_thru\\_3-5-23.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/125551/public_correspondence_2-8-23_thru_3-5-23.pdf)