

**TOWN PLAN AND ZONING COMMISSION  
MEETING AGENDA  
Tuesday, April 11, 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 3/28/23**

[https://fairfieldct.org/filestorage/10726/11028/12429/129642/TPZ\\_Meeting\\_Minutes\\_-\\_March\\_28%2C\\_2023.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/129642/TPZ_Meeting_Minutes_-_March_28%2C_2023.pdf)

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**b. 2405 Black Rock Turnpike Request of Haque, LLC for 50% release of a \$46,850.00 bond pertaining to Special Exception improvements in a DCD.**

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## 2. OLD BUSINESS

- a. **Zoning Regulation Amendment** Application of Spot On Fairfield, LLC to Amend Section 12.4.12 of the Zoning Regulations. PH 1/10/23, 1/24/23, 2/28/23, 3/14/23, 3/28/23. Exp. date: 6/1/23. Present: Noonan, Braman, Francis, Braun, Ford, Harrison, Levy, Corsillo.

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- b. **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. PH 1/10/23, 1/24/23, 2/28/23, 3/14/23, 3/28/23. Exp. date: 6/1/23. Present: Noonan, Braman, Francis, Braun, Ford, Harrison, Levy, Corsillo.

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

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/125551/Joint\\_Atty\\_opposition\\_statement\\_3-14-23.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/125551/Joint_Atty_opposition_statement_3-14-23.pdf)

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/125551/Spot\\_On\\_Applicant\\_Rebuttal.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/125551/Spot_On_Applicant_Rebuttal.pdf)

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- c. **Zoning Regulation Amendment** Application of Post Road Residential Inc. to Amend Section 13.14 Transit Oriented Development Park. PH 3/28/23. Exp. date: 6/1/23. Present: Noonan, Braman, Francis, Braun, Ford, Harrison, Levy, Corsillo, Pocoski.

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/128329/TOD\\_Reg\\_Amendments\\_%2881\\_Black\\_Rock\\_Tpk.%29\\_Master.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/128329/TOD_Reg_Amendments_%2881_Black_Rock_Tpk.%29_Master.pdf)

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## C. PUBLIC HEARING

1. **1143 Sasco Hill Road** Request of 1143 Sasco Hill Road, LLC to release \$249,612.50 of a \$264,012.50 bond pertaining to subdivision improvements in a AAA Zone.

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## D. CLOSED EXECUTIVE SESSION

Discussion of litigation regarding 15 Unquowa Road.