

**TOWN PLAN AND ZONING COMMISSION
MEETING AGENDA**

Tuesday, April 25, 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.**

A. CALL TO ORDER

B. EXECUTIVE SESSION

1. BILLS AND COMMUNICATIONS

a. Meeting Minutes 4/11/23

[https://fairfieldct.org/filestorage/10726/11028/12429/129642/TPZ_Meeting_Minutes - April 11%2C 2023.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/129642/TPZ_Meeting_Minutes_-_April_11%2C_2023.pdf)

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, 4/11/23. 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, 4/11/23. 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_PostRdSupplemental_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_PostRdadditional_opposition_coresspondence_thru_1-10-223.pdf

https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/125551/2269_PostRdsupport_correspondence.pdf

https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/125551/2269_PostRoad_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/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_PostRoad_2023-02-14_2708-SitePlans_REVISED_DOG_RUN-SP-1.pdf

https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/125551/2269_PostAtty_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/Joint_Atty_opposition_statement_3-14-23.pdf

https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/125551/Spot_On_Application_Rebuttal.pdf

- 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%20Black%20Rock%20Tpk.%29_Master.pdf)

- d. **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. P.H. 4/11/23 Present: Noonan, Braman, Francis, Braun, Harrison, Corsillo, Pocoski.
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3. ZONING COMPLIANCES

- a. **1565 Post Road** Zoning Compliance application of to establish a food service use in a portion of an existing building. Cent. Des. Dist.

https://fairfieldct.org/filestorage/10726/11028/12429/97850/1565_Post_T-Swirl_Crepe_Master.pdf

b. **2131 Black Rock Turnpike** Zoning Compliance application of Jeremiah Kline for outdoor dining. Des. Comm. Dist.

https://fairfieldct.org/filestorage/10726/11028/12429/97850/2131_Black_Rock_Little_Pub_Outdoor_Dining_Master.pdf

c. **85 Mill Plain Road** Zoning Compliance application of Jenna McPartland for outdoor dining. Des Ind. Dist.

https://fairfieldct.org/filestorage/10726/11028/12429/97850/85_Mill_Plain_Rd_-_The_Stand_outdoor_dining_April_2023.pdf

d. **1968 Black Rock Turnpike** Zoning Compliance application of Fairway Plaza Associates, LLC to establish a veterinary hospital in a portion of an existing Building, formerly occupied by a restaurant. Des. Comm. Dist.

https://fairfieldct.org/filestorage/10726/11028/12429/97850/1968_Black_Rock_Turnpike_BondVet_Master.pdf

e. **1814 Post Road** Zoning Compliance application of Mark Bartolone for outdoor dining. Cent Des Dist.

https://fairfieldct.org/filestorage/10726/11028/12429/97850/Lobstercraft_outdoor_dining.pdf

C. PUBLIC HEARING

1. **1280 Stratfield Road** Special Exception application of Andail III, LLC d/b/a The Goddard School for an interior expansion into an existing second floor currently used for storage Neigh. Des. Dist./Res. A.

https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/130521/1280_Stratfield_Goddard_School_2nd_Flr_Master.pdf

2. **186-212 Hillside Road** Special Permit application of Marsh Real Estate, LLC pertaining to a second-floor addition to an existing dwelling Neigh. Des. Dist.

https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/130523/Hillside_Cottage_Expansion_Master.pdf

- 3 **277-301 Berkley Road** Zoning Compliance application of Berkley Road, LLC pertaining to the construction of a 40-unit residential development pursuant to Section 8-30g of the General Statutes. Res B Zone.

https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/129076/Berkeley_Road_Master.pdf
