

**TOWN PLAN AND ZONING COMMISSION  
MEETING AGENDA**

**Tuesday, June 13, 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 5/23/23**

[https://www.fairfieldct.org/filestorage/10726/11028/12429/129642/TPZ\\_Meeting\\_Minutes%2C\\_May\\_23%2C\\_2023.pdf](https://www.fairfieldct.org/filestorage/10726/11028/12429/129642/TPZ_Meeting_Minutes%2C_May_23%2C_2023.pdf)

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**2. OLD BUSINESS**

**a. 277-301 Berkeley Road Zoning Compliance application of Berkeley Road, LLC pertaining to the construction of a 40-unit residential development pursuant to Section 8-30g of the General Statutes. Res B Zone. P.H. 5/9/23 and 5/23/23, Exp. Date 7/8/23 Present: Noonan, Braman, Francis, Braun, Harrison, Levy, Collins, Corsillo, Pocoski (5/9)**

[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)

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/129076/Berkeley\\_Road\\_traffic\\_report\\_with\\_appendicies.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/129076/Berkeley_Road_traffic_report_with_appendicies.pdf)

<https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/129076/BerkeleyRdSightLinesMasterMay2023.pdf>

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/129076/Berkeley\\_Rd\\_driveway\\_profile.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/129076/Berkeley_Rd_driveway_profile.pdf)

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/129076/Berkeley\\_Rd\\_intra\\_agency\\_correspondence.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/129076/Berkeley_Rd_intra_agency_correspondence.pdf)

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/129076/Berekeley\\_Rd\\_exhibits\\_from\\_5-23-23.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/129076/Berekeley_Rd_exhibits_from_5-23-23.pdf)

[https://www.fairfieldct.org/filestorage/10726/15800/17963/19428/Tunxis\\_Hill\\_Park\\_SH\\_PO\\_PNF\\_Compiled.pdf](https://www.fairfieldct.org/filestorage/10726/15800/17963/19428/Tunxis_Hill_Park_SH_PO_PNF_Compiled.pdf)

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### 3. ZONING COMPLIANCES / COASTAL SITE PLANS

- a. **1215 Post Road** Zoning Compliance application of David O’Shaughnessy for outdoor dining at Mecha Noodle Bar. Cent. Des. Dist.

<https://fairfieldct.org/filestorage/10726/11028/12429/97850/MechaOutdoorDiningMasterJune2023.pdf>

- b. **226 Pine Creek Avenue** Coastal Site Plan application of Beaches II, LLC pertaining to the demolition of an existing single family dwelling and construction of a new single family dwelling. Beach Dist.

[https://fairfieldct.org/filestorage/10726/11028/12429/97850/CAM\\_-\\_226PineCreekRd-Master\\_June2023.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/CAM_-_226PineCreekRd-Master_June2023.pdf)

## C. PUBLIC HEARING

1. **2500 Black Rock Turnpike** Special Permit application of Phil Cerrone, Architect, on behalf of Lenox Properties, LLC for a 65'x 23' addition to an existing retail building. Des. Comm. Dist.

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/131963/2500\\_Black\\_Rock\\_Tpk\\_-\\_Lenox\\_Master.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/131963/2500_Black_Rock_Tpk_-_Lenox_Master.pdf)

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