

**TOWN PLAN AND ZONING COMMISSION
MEETING AGENDA**

Tuesday, June 27, 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 6/13/23

[https://www.fairfieldct.org/filestorage/10726/11028/12429/129642/TPZ_Meeting_Minutes%2C June 13%2C 2023.pdf](https://www.fairfieldct.org/filestorage/10726/11028/12429/129642/TPZ_Meeting_Minutes%2C%20June%2013%202023.pdf)

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- b. 321-325 Reef Road Request of Phoenix at Reef Corp. for 100% release of a \$42,487.00 bond pertaining to Special Permit improvements in a Neigh. Des. Dist.**
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- c. **845 Mill Hill Terrace** Review of preliminary subdivision plan for open space / fee in lieu recommendation.

https://fairfieldct.org/filestorage/10726/11028/12429/97850/845_Mill_Hill_Terrace_sub._open_space_review.pdf

2. NEW APPLICATIONS FOR RECOMMENDATION TO PUBLIC HEARING

- a. **1899 Bronson Road** Special Permit application of 1899 Bronson Road, LLC pertaining to a 3-story addition for first-floor commercial use and a single apartment on the upper floors. Neigh. Des. Bus. Dist.

- b. **1073 North Benson Road (86-200 Barlow Road)** Special Exception application of Fairfield University pertaining to an addition to an existing dormitory (Faber Hall). AA Zone.
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3. OLD BUSINESS

- a. **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. P.H. 6/13/23. Exp. date. 8/17/23. Present: Noonan, Braman, Francis, Braun, Harrison, Levy, Collins, Corsillo, Pocoski.

https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/131963/2500_Black_Rock_Tpk_-_Lenox_Master.pdf

4. ZONING COMPLIANCES / COASTAL SITE PLANS

- a. **41 Fairfield Beach Road** Coastal Site Plan application at the Fairfield Beach Club to renovate existing pools and replace pool decking on existing footprint.
Res. A.

https://fairfieldct.org/filestorage/10726/11028/12429/97850/FairfieldBeachRd41FairfieldBeachClub_Pool%26_Poll_Deck_-_CAM_Master.pdf
