

**PLAN AND ZONING COMMISSION
MEETING AGENDA**

**Tuesday, January 23, 2024
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.**

LINKS TO AGENDA MATERIALS CAN BE FOUND HERE:

<https://filecloud.town.fairfield.ct.us/ui/core/index.html?mode=public&shareto=#expl-tabl./SHARED/!2sVRlYfFEVE3xT6lX2lGketYbM3wj/TPZ%20Agenda%20Backup/2024/January%202023,%202024%20Agenda%20links>

A. CALL TO ORDER

B. EXECUTIVE SESSION

1. BILLS AND COMMUNICATIONS

a. Meeting Minutes 1/9/24, 1/11/24

- b. Discussion of Pending Litigation E&F Assoc. v TPZ, 1460 Post Road. To consider entering into a stipulated judgment sustaining the appeal.**
-

2. NEW APPLICATIONS TO RECOMMEND TO PUBLIC HEARING

a. **Zoning Regulation Amendment** Application of Pequot Realty, LLC to amend Section 25.7 to consider a payment in lieu of below market rate units.

b. **250 Pequot Avenue** Special Permit application of Pequot Realty, LLC pertaining to an 18-unit residential development. Des. Comm. Dist.

c. **60 Katona Drive** Special Permit application of Katfield, LLC for additions and alterations for the conversion of an existing office building to an 18-unit residential building. Des. Comm. Dist.

C. PUBLIC HEARING

1. **Zoning Regulation Amendment** Application of the Plan and Zoning Commission to amend Section 2.4 of the Zoning Regulations (Prohibited Uses). 2.4.1 Cannabis Establishments.

2. **81 Black Rock Turnpike** Special Permits and Coastal Site Plan applications and request for determination that the property qualify as a Transit-Oriented Development Park application of Road Residential pertaining to a 245-unit residential development with commercial mixed-use. DID / Comm. Dr. Des. Dist
