

**PLAN AND ZONING COMMISSION
MEETING AGENDA**

**Tuesday, February 27, 2024
6:30 p.m. at Fairfield Regional Fire School
205 Richard White Way
Fairfield, Connecticut 06824**

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/!2sVRlyfEVE3xT6IX2IGkctYbM3wj/TPZ%20Agenda%20Backup/2024/February%2027,%202024>

A. CALL TO ORDER

B. EXECUTIVE SESSION

1. BILLS AND COMMUNICATIONS

a. Meeting Minutes 2/8/24, 2/13/24

2. OLD BUSINESS

110 Woodrow Avenue Zoning Compliance Application of 22 Long Lots Lane, LLC for a 23-unit residential development pursuant to Sec. 8-30g of the Connecticut General Statutes. Des. Comm. Dist. and Res. B Zone. P.H. 12/12/23, 1/9/24, and 2/13/24. Exp. Date 3/2/24* Present Noonan (12/12, 2/13), Corsillo, Harrison, Braun, Ford (2/13), Levy, Randolph, Collins, (12/12, 1/9), Pocoski, Siebert.

3. ZONING COMPLIANCES

- a. **3350 Post Road** Application of Archer Sign Company for an amendment to a sign plan. Des. Comm. Dist.
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4. PRE-APPLICATION REVIEW

- a. **430-452 Stillson Road** The Commission will conduct a non-binding pre-application discussion pertaining to a 20-unit residential development.
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C. PUBLIC HEARING

- 1. **95 Chester Place** Request of Asset Management Consultants on behalf of Walter Buck for 100% release of a \$48,570.00 bond pertaining to subdivision improvements in an R-3 Zone.
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- 2. **Zoning Regulation Amendment** Application of Pequot Realty, LLC to amend Section 25.7 of the Zoning Regulations to permit payment of a fee in lieu of below-market-rate units.
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- 3. **250 Pequot Avenue** Special Permit application of Pequot Realty, LLC pertaining to an 18-unit residential development, as shown on plans entitled “18 Unit Residential Building, 250 Pequot Avenue, Southport, CT”, dated, April 14, 2022, and prepared by J.P. Franzen Assoc., Architects. Neigh. Des. Dist.
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