

**PLAN AND ZONING COMMISSION  
MEETING AGENDA**

**Tuesday, March 12, 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](mailto: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/March%2012,%202024>

**A. CALL TO ORDER**

**B. EXECUTIVE SESSION**

**1. BILLS AND COMMUNICATIONS**

**a. Meeting Minutes 2/27/24**

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**b. 750 Tahmore Drive Request of St. Catherine's Academy for 100% release of a \$110,380 bond pertaining to Special Exception improvements in a R-3 Zone.**

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- c. **515 Stillson Road** Referral from the Historic District Commission to designate 515 Stillson Road, as a historic property, subject to Historic District Commission jurisdiction.
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## 2. OLD BUSINESS

- a. **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. P. H. 2/27/24 Present: Noonan, Corsillo, Harrison, Braun, Ford, Levy, Randolph, Collins, Pocoski, Siebert.
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- b. **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. P.H. 2/27/24, Exp. Date 5/2/24 Present: Noonan, Corsillo, Harrison, Braun, Ford, Levy, Randolph, Collins, Pocoski, Siebert.
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- c. **250 Pequot Avenue** Special Permit application of Pequot Realty, LLC pertaining to an 18-unit residential development, Neigh. Des. Dist. P.H. 2/27/24, Exp. Date 5/2/24 Present: Noonan, Corsillo, Harrison, Braun, Ford, Levy, Randolph, Collins, Pocoski, Siebert.
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## 3. ZONING COMPLIANCE

- a. **907 Post Road** Request of Haven Hot Chicken for a change of use from medical office to take-out restaurant in a Designed Commercial District (DCD) Zone.
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## C. PUBLIC HEARING

- 1. **Catamount Road** Petition of residents for scenic road status pursuant to the Scenic Road Ordinance.

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2. **60 Katona Drive** Special Permit application of Katfield, LLC pertaining to Conversion of an existing office building to residential use. Des. Com. Dist.

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