

**PLAN AND ZONING COMMISSION
MEETING AGENDA
Tuesday, July 23, 2024
6:30 p.m. at Fairfield Regional Fire School
205 Richard White Way
Fairfield, Connecticut 06824**

MEMBERS OF THE PUBLIC

To Join Via ZOOM: <https://zoom.us/j/7250682403> (passcode: 123)

For phone access: (646) 931- 3860 Meeting ID: 725 068 2403 Passcode: 123

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#expl-tab1/SHARED/!2sVRlyfFEVE3xT6IX2IGkctYbM3wj/TPZ%20Agenda%20Backup/2024/July%2023,%202024>

A. CALL TO ORDER

B. EXECUTIVE SESSION

1. BILLS AND COMMUNICATIONS

a. Meeting Minutes 7/9/24

2. NEW APPLICATIONS TO RECOMMEND TO PUBLIC HEARING

- a. **2190 Post Road** Special Exception, Special Permit and Coastal Site Plan application of UAG Fairfield C.P., LLC pertaining to new construction fo an automobile dealership. Des. Comm. Dist. / Des. Ind. Dist.
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3. OLD BUSINESS

- a. **719-723 South Pine Creek Road** Request of Montauk Builders, LLC for 100% Release of a \$ 17,655.00 pertaining to subdivision improvements in B Zone. P. H. 7/9/24, Present: Noonan, Harrison, Braun, Levy, Randolph, Collins, Pocoski, Siebert
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- b. **Old Dam Road (Pine Creek)** Special Permit and Coastal Site Plan application of the Town of Fairfield pertaining to the replacement and relocation of existing tide gates. Flood Plain Dist. P.H. 7/9/24, Exp. date 9/12/24 Present: Noonan, Harrison, Braun, Levy, Randolph, Collins, Pocoski, Siebert
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- c. **251 Commerce Drive** Special Exception, Special Permit and Coastal Site Plan application of Gengras Realty, LLC pertaining to additions and alterations to an existing automobile dealership. Des. Ind. Dist. / Comm. Drive Dist. P.H. 7/9/24, Exp. date 9/12/24 Present: Noonan, Harrison, Braun, Levy, Randolph, Collins, Pocoski, Siebert
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4. PRE-APPLICATION DISCUSSION

- a. **Zoning Regulation Amendment** Proposal of Atty. Christopher Russo to amend Section 25.7.10 to consider designation of off-site below market rate units.

C. PUBLIC HEARING

1. **3685 Black Rock Turnpike** Special Exception application of Black Rock Church for a 958 square foot addition to an existing gathering room. AA Zone.
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2. **1073 North Benson Road** Special Exception application of Fairfield Collage Preparatory School for additions and alternations for arts and athletics. AA Zone
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