

**PLAN AND ZONING COMMISSION  
MEETING AGENDA**

**Tuesday, November 12, 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](mailto:tpzcommission@fairfieldct.org).**

**LINKS TO AGENDA MATERIALS CAN BE FOUND HERE:**

<https://filecloud.town.fairfield.ct.us/ui/core/index.html?mode=public&referrer=%2Furl%2Ftpzagendabackup#expl-tabl./SHARED/!2sVRlyfFEVE3xT6lX2IGkctYbM3wj/TPZ%20Agenda%20Backup/2024/November%2012,%202024>

**A. CALL TO ORDER**

**B. EXECUTIVE SESSION**

**1. BILLS AND COMMUNICATIONS**

**a. Meeting Minutes 10/22/24, 10/29/24**

---

**b. 254 Greenfield Street Referral pursuant to Sect 8-24 of the CT General Statutes regarding acquisition of property.**

---

- c. **91 Algonquin Road / 150 Villa Avenue** Referral pursuant to Sect. 8-24 of the CT General Statutes regarding a proposed property line revision.
- 

## 2. NEW APPLICATIONS FOR RECOMMENDATION TO PUBLIC HEARING

- a. **131 Sasco Hill Road** Resubdivision application of Grant Panarese for two (2) lots in an A Zone.
- 

- b. **460 Tunxis Hill Road / 80 Soundview Avenue** Zoning Compliance application of Jeffrey Vangele for a 46-unit residential development pursuant to Section 8-30g of the CT General Statutes. B Zone
- 

- c. **46 Webster Street / 43 Chambers Street** Special Permit application of Michael Becker pertaining to the construction of a contractor's storage and maintenance Building. Des. Ind. Dist.
- 

- d. **220 Pansy Road** Subdivision application of Kardamis Construction for three (3) lots in an A Zone.
- 

## 3. OLD BUSINESS

- a. **Zoning Regulation Amendment** Application of Royal Homes, LLC for a new Section 5.1.1.2. P.H. 10/22/24, Exp. Date 12/26/24, Present: Noonan, Corsillo, Harrison, Braun, Levy, Randolph, Pocoski, Siebert
- 

- b. **222 Stillson Road** Application of Paul and Mary Vimini for Certificate of Zoning Compliance pertaining to a 24-unit residential development pursuant to Sec. 8-30g of the CT General Statutes. Des. Res. Dist. P.H. 10/22/24 and 10/29/24, Exp. Date 1/2/25, Present: Noonan, Corsillo, Harrison, Braun, Levy, Randolph, Pocoski, Siebert.
-

#### 4. COMPLIANCES

- a. **3546 Post Road** Zoning Compliance application of Gino Riccio for outdoor seating at an existing food service business. Des. Com. Dist.
- 

#### 5. PRE-APPLICATION REVIEW

- a. **441 Post Road** The Commission will hold a non-binding pre-application discussion regarding this property.

#### C. PUBLIC HEARING

1. **2179, 2199 Post Road, 29 Fairfield Place** Application of Sunshine Acquisitions Group, LLC to establish a Center Designed Business District on land presently zoned Designed Commercial District.
- 

2. **Zoning Regulation Amendment** Application of Sunshine Group Acquisition, LLC to amend Sections 12.3.16 (percentage of residential use), 12.7 (setback, height and total floor area), 25.7.9 (percentage of below market rate units), 28 (parking) and 31.2.16 (definition of height) of the Zoning Regulations.
- 

3. **2179, 2199 Post Road, 29 Fairfield Place** Special Permits and Coastal Site Plan application of Sunshine Acquisition Group, LLC pertaining to a proposed mixed-use commercial/residential building.
-