

**PLAN AND ZONING COMMISSION
MEETING AGENDA**

**Tuesday, December 10, 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&referrer=%2Furl%2Ftpzpage%2Fndabackup#expl-tabl./SHARED/!2sVRIyfFEVE3xT6IX2IGkctYbM3wj/TPZ%20Agenda%20Backup/2024/December%2010,%202024>

A. CALL TO ORDER

B. EXECUTIVE SESSION

1. BILLS AND COMMUNICATIONS

a. Meeting Minutes 11/04/24, 11/12/24, 11/19/24, 12/3/24

b. Organizational Meeting

1. Election of Officers

2. Meeting Schedule for 2025

c. **5545 Park Avenue** Request of Arthur Hersh for 100% release of a \$210,120.00 bond pertaining to site improvements. R3 Zone.

d. **Mill Plain Road / Stillson Road** Request of Thomas Mason for 50% release of \$448,285.00 bond pertaining to subdivision improvements in an A Zone.

e. **140 Limerick Road** Referral pursuant to Sect. 8-24 of the CT General Statutes regarding Town acquisition of land.

2. NEW APPLICATIONS FOR RECOMMENDATION TO PUBLIC HEARING

a. **Zoning Regulation Amendment** Application of Pequot Realty to add a new section 25.7.10 regarding designation of off-site below market rate units.

3. ZONING COMPLIANCES

a. **301 Commerce Drive** Application of Fairfield Piaggio for an overall sign plan Des. Ind. Dist.

b. **1916 Post Road** Application of 1916 Post Road Assoc. LLC to convert existing second floor office space to two (2) residential units. Des. Comm. Dist.

c. **525 Tunxix Hill Cutoff** Application of Black Rock Assoc. to establish a medical office in a portion of an existing building. Des. Comm. Dist.

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. (cont. from 11/12/24)
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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. (cont. from 11/12/24)
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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. (cont. from 11/12/24)
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