

**PLAN AND ZONING COMMISSION
MEETING AGENDA
Tuesday, April 22, 2025
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

<https://filecloud.town.fairfield.ct.us/ui/core/index.html?mode=public&referrer=%2Furl%2Ftpzagenda%2Fbackup%2Fexpl-tabl./SHARED/!2sVRlyfFEVE3xT6IX2IGkctYbM3wj/TPZ%20Agenda%20Backup/2025/April%2022,%202025>

A. CALL TO ORDER

B. ADMINISTRATIVE SESSION

1. BILLS AND COMMUNICATIONS

a. Meeting Minutes 4/8/25, 4/15/2025

b. Pansy Road – 8-24 Review for donation of land to the Town

2. NEW APPLICATIONS FOR RECOMMENDATION TO PUBLIC HEARING

- a. **345 Old Dam Road** Special Permit and Coastal Site Plan application of K&J Partnership pertaining to a new single-family residence with roof top deck within 100 ft. of a coastal resource. Beach Dist. (BD)
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3. OLD BUSINESS

- a. **Zoning Regulation Amendment** Application of 441 Post Road, LLC to amend Section 10.4 of the Zoning Regulations (Designed Residence District). New Section 10.4 (3) to allow a hotel and resident use and residential density of 40 units per acre on parcels of six (6) acres with at least 250 feet of frontage on the Post Road abutting a tidal wetland along with other ancillary design requirements. P.H. 2/25/25, 3/4/25, 3/11/25, 3/18/25. **Exp. Date 5/22/25.** Present: Noonan, Corsillo, Harrison, Braun, Ford (3/4, 3/11, 3/18), Levy, Randolph, Collins, Delgado, Siebert (2/25, 3/4, 3/11)
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- b. **441 Post Road** Special Permit (Sec. 24.0 and 25.0) and Coastal Site Plan application of 441 Post Road, LLC pertaining to a mixed-use hotel and residential development. Des. Residence District. P.H. 2/25/25, 3/4/25, 3/11/25, 3/18/25. **Exp. Date 5/22/25.** Present: Noonan, Corsillo, Harrison, Braun, Ford (3/4, 3/11, 3/18), Levy, Randolph, Collins, Delgado, Siebert (2/25, 3/4, 3/11)
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- c. **4480 Black Rock Turnpike** Zoning Compliance application of 4480 Black Rock, LLC pertaining to a 96-unit residential development pursuant to Sec. 8-30g of the Conn. General Statutes. AAA Zone. P.H. 3/25/25, 4/1/25. **Exp. Date 4/22/2025.** Present: Noonan, Corsillo, Harrison, Braun, Ford, Levy, Randolph. (3/25/25) (4/1/25)
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4. COMPLIANCE

1. **750 Post Road** Compliance application of Chick-fil-A for a 25-space parking lot expansion. Des. Comm. Dist.

C. PUBLIC HEARING

1. **1427 and 1443 Kings Highway** Special Permit application of John and Timothy Philbin pertaining to the construction of an 18-unit residential building. Des. Comm. Dist./ Commerce Drive Dist.

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2. **1320 Kings Highway Cutoff** Special Permit and Coastal Site Plan application of 1320 KHC Associates, LLC for a new 1-story commercial building Des. Comm. Dist. **TABLED TO MAY 6TH**

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3. **168 Kings Drive** Zoning Compliance application of John J. Moranski, Trustee for Christopher Cocco and Andrzej Piekarski pertaining to a new 10-unit residential development pursuant to Sec. 8-30g of the Conn. General Statutes. Residential A zone.
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