

**PLAN AND ZONING COMMISSION  
SPECIAL MEETING AGENDA**

**Tuesday, April 29, 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](mailto:tpzcommission@fairfieldct.org).**

<https://filecloud.town.fairfield.ct.us/ui/core/index.html?mode=public&referrer=%2Furl%2Ftpzpage%2Fndabackup#expl-tabl./SHARED/!2sVRlyfFEVE3xT6IX2IGkctYbM3wj/TPZ%20Agenda%20Backup/2025/April%2029,%202025>

**A. CALL TO ORDER**

**B. ADMINISTRATIVE SESSION**

**1. COMPLIANCE**

- a. **81 Black Rock Turnpike** Minor revisions to Special Permit approval of Post Road Residential LLC for a 256-unit use residential project.

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- b. **116 Sherman Street** Request of Michael Meehan, Esq. for 100% release of a bond pertaining to site improvements (50% balance owed at \$31,257.50). Center Design. Dist.
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## 2. OLD BUSINESS

**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. P.H 4/8/25, 4/22/25. **Exp. 7/26/25.** Present: Noonan, Corsillo, Harrison, Braun (via Zoom); Ford (via Zoom); Randolph, Levy.

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## B. PUBLIC HEARING

1. **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. Residence A. (continued from 4/22/25)
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2. **430 and 452 Stillson Road** Zone change application of Shapiro Commons, LLC to establish a Designed Residence District on land presently zoned Residence A.
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3. **430 and 452 Stillson Road** Special Permit application of Shapiro Commons, LLC pertaining to the construction of a 19-unit residential development in a DRD zone.
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