

**PLAN AND ZONING COMMISSION
SPECIAL MEETING AGENDA**

**Tuesday, May 6, 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%2Ftpzpage%2Fndabackup#expl-tabl./SHARED/!2sVRlyfFEVE3xT6IX2IGkctYbM3wj/TPZ%20Agenda%20Backup/2025/May%206,%202025>

A. CALL TO ORDER

1. BILLS AND COMMUNICATIONS

a. Meeting Minutes 4/22/25, 4/29/25

B. ADMINISTRATIVE SESSION

2. NEW APPLICATIONS FOR RECOMMENDATION TO PUBLIC HEARING

a. 1118 Cross Highway Special Exception application of Patterson Club, Inc. pertaining to the clubhouse renovation, reconfiguration of the golf course layout, and new out buildings. Residential AAA zone.

1. 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)

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)

C. PUBLIC HEARING

1. **430 and 452 Stillson Road** Zone change application of Shapiro Commons, LLC to establish a Designed Residence District on land presently zoned Residence A.

2. **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.

3. **1320 Kings Highway** Special Permit and Coastal Site Plan application of 1320 KHC Associates, LLC for a new 1-story commercial building Des. Comm. Dist..

4. **2179 & 2199 Post Road, 29 Fairfield Place** Zoning Compliance application of Sunshine Development, LLC pertaining to a 60-unit residential development pursuant to Sec. 8-30g of the Conn. General Statutes. Designed Commercial District Zone..
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