

**PLAN AND ZONING COMMISSION
SPECIAL MEETING AGENDA**

**Tuesday, May 20, 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%202025,02025>

A. CALL TO ORDER

1. BILLS AND COMMUNICATIONS

a. Meeting Minutes 5/06/2025, 5/08/2025

B. ADMINISTRATIVE SESSION

1. NEW APPLICATIONS FOR RECOMMENDATION TO PUBLIC HEARING

- a. Designed Residence District Regulation Amendment** Application of Atty Chris Russo on behalf of RRIT, LLC to amend Section 10 of the Zoning Regulations regarding the Designed Residence District, Section 10.6 (density and minimum lot area), Section 10.10 (setbacks), Section 10.12 (coverage and bulk), Section 10.16 (streets and roadways) and Section 28.6.1 (off-street parking).

2. OLD BUSINESS

- a. **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.. P.H. 5/5/2025. **Exp. Date 7/12/2025.** Present: 5/6/2025 - Noonan, Corsillo, Harrison, Levy, Randolph, Delgado, Siebert.
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- b. **176 Linwood Avenue** Special Exception application of One Eighty-Five Stagg Associates pertaining to an expansion of an auto sales and service facility into an adjacent existing building. Des. Ind. Dist. P.H. 5/13/2025. **Exp. Date 7/17/2025.** Present: 5/13/2025 - Noonan, Corsillo, Harrison, Levy, Ford, Randolph, Braun, Delgado, Siebert.
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C. 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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- b. **2179 & 2199 Post Road, 29 Fairfield Place** Zoning Compliance and Coastal Site Plan 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. P.H. 5/13/2025. **Exp. Date 5/24/2025.** Present: 5/13/2025 - Noonan, Corsillo, Harrison, Levy, Ford, Randolph, Braun, Delgado, Siebert.
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D. EXECUTIVE SESSION

- a. **2179 & 2199 Post Road, 29 Fairfield Place** Upon completion of Public Hearing of the Zoning Compliance and Coastal Site Plan application of Sunshine Development, LLC pertaining to a 60-unit residential development pursuant to Sec. 8-30g of the Conn. General Statutes, the Commission may vote on this item prior to its **statutory deadline of May 24, 2025.** Designed Commercial District

Zone. P.H. 5/13/2025 and 5/20/2025. Present: 5/13/2025 - Noonan, Corsillo,
Harrison, Levy, Ford, Randolph, Braun, Delgado, Siebert.
