

**PLAN AND ZONING COMMISSION
MEETING AGENDA
Tuesday, May 27, 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%2027,%202025>

A. CALL TO ORDER

B. ADIMINSTRATIVE SESSION

1. BILLS AND COMMUNICATIONS

a. Meeting Minutes 5/13/2022, 5/20/25, 5/22/25

- b. 161 Hillside Avenue** Request by The Nest Greenfield Hill, LLC for 50% release of bond (\$121,987.5) of the total of \$243,975 as recommended by the Town Engineering Department.

- c. **Closed Executive Session** Discussion of pending litigation (15 Unquowa Road) with the Town Attorney.
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2. NEW APPLICATIONS FOR RECOMMENDATION TO PUBLIC HEARING

- a. **65 Station Street** Zone Change application of SF Station Street, LLC to rezone portion of parcel from Residential A zone to Neighborhood Design Business District (NDD).
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- b. **65 Station Street** Special Permit application of SF Station Street LLC. pertaining to a new 6,842 SF office building with associated parking and landscape improvements. Neighborhood Design Business District.
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3. OLD BUSINESS

- a. **430 and 452 Stillson Road** Zone change application of Shapiro Commons, LLC to establish a Designed Residence District on land presently zoned Residence A. P.H. 4/29/2025, 5/6/2025. **Exp. Date 9/4/2025** Present: 4/29/2025: Corsillo, Harrison, Levy, Randolph, Delgado; 5/6/2025: Noonan, Corsillo, Harrison, Levy, Randolph, Siebert, Delgado. Recused: Braun, Ford
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- b. **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. P.H. 4/29/2025, 5/6/2025. **Exp. Date 9/4/2025** 4/29/2025: Corsillo, Harrison, Levy, Randolph, Delgado; 5/6/2025: Noonan, Corsillo, Harrison, Levy, Randolph, Siebert, Delgado. Recused: Braun, Ford

C. PUBLIC HEARING

1. **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)

2. **1089 Church Hill Road** Subdivision application of Catherine Anne Wilcox McElroy for two (2) lots in a Residence A Zone.

3. **441 Post Road** Zoning Compliance and Coastal Site Plan application of 441 Post Road LLC for a 478-unit residential development pursuant to Section 8-30g of the CT General Statutes. Des. Res. Dist.
