

**PLAN AND ZONING COMMISSION  
SPECIAL MEETING AGENDA**

**Tuesday, June 3, 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/June%203,%202025>

**A. CALL TO ORDER**

**B. ADMINISTRATIVE SESSION**

**1. BILLS AND COMMUNICATIONS**

**a. Meeting Minutes 5/27/2025**

- b. 785 Oldfield Road 8-24** Lot -Split Application of the Town of Fairfield for an open space land donation by the Marlon V. Brown Living Trust to the Town of Fairfield as shown on survey map SB1 by the Town of Fairfield, Department of Public Works dated 5/12/2025. Residential A zone.

## 2. OLD BUSINESS

- 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) P.H. 5/20/2025, 5/27/2025 **Exp. Date 07/31/2025** Present 5/20: Noonan, Corsillo, Harrison, Braun, Levy, Randolph, Collins,: Present 5/27: Noonan, Corsillo, Harrison, Braun, Levy, Randolph, Siebert
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## C. PUBLIC HEARING

1. **1089 Church Hill Road** Subdivision application of Catherine Anne Wilcox McElroy for two (2) lots in a Residence A Zone. P.H. 5/27/2025, **Deadline by 7/1/2025**. Present: Noonan, Corsillo, Harrison, Braun, Levy, Randolph, Siebert.
  2. **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. **Decision Deadline by 6/21/2025**. P.H. 5/27/2025. Present: Noonan, Corsillo, Harrison, Braun, Levy, Randolph, Siebert.
  3. **Zoning Regulation Amendment** Application of Atty Stephen Bellis on behalf of contract purchasers 108 Biro, LLC, to create a new Section 5.3 for a Biro Development District (BDD).
  4. **108 Biro Street** Zone Change application of Atty Stephen Bellis on behalf of contract purchasers 108 Biro, LLC, to establish a Biro Development District (BDD) on land presently zoned Residence C.
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5. **108 Biro Street** Zoning Compliance application of Atty Stephen Bellis on behalf of contract purchasers 108 Biro, LLC pertaining to a new 100-unit residential development pursuant to Sec. 8-30f of the Conn. General Statutes. Residence C zone.
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