

**PLAN AND ZONING COMMISSION
MEETING AGENDA
Tuesday, June 10, 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/June%2010,%202025>

A. CALL TO ORDER

B. ADMINSTRATIVE SESSION

1. BILLS AND COMMUNICATIONS

a. Meeting Minutes 6/03/2025

2. NEW APPLICATIONS FOR RECOMMENDATION TO PUBLIC HEARING

- a. Zoning Regulation Amendment** Application of 1477 Congress Street, LLC to amend Section 10 - Designed Residence District (DRD) of the Zoning Regulations, by adding Sections 10.19 Age-Restricted Housing District

(ARHD) with corresponding Section 10.19.1 through 10.19.9 pertaining to permitted uses, density and lot area, application requirements, off-street parking, signs, height, setbacks, lot coverage and bulk limitations for the new ARHD.

C. PUBLIC HEARING

1. **1089 Church Hill Road** Subdivision application of Catherine Anne Wilcox McElroy for two (2) lots in a Residence A Zone.

REQUEST TO TABLE TO JUNE 17TH

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. **338 Commerce Drive** Special Exception application of Hyundai dealership pertaining to a new location of a Genesis sales and service facility. Des. Ind. Dist. (Commerce Drive area Designed District)
-

4. **4180 Black Rock Turnpike** Zone Change application of 4180 Black Rock Turnpike LLC to establish a Designed Commercial District on land presently zoned Residential AAA zone.
-

5. **4180 Black Rock Turnpike** Site Plan review application of 4180 Black Rock Turnpike LLC to allow for a parking lot expansion for an existing hotel and restaurant use. Residential AAA zone.
-

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).
-

6. **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.
-

7. **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. 8-30g of the Conn. General Statutes. Residence C zone.
-