

**PLAN AND ZONING COMMISSION
SPECIAL MEETING AGENDA**

**Tuesday, June 17, 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%2017,%202025>

A. CALL TO ORDER

B. ADMINISTRATIVE SESSION

1. BILLS AND COMMUNICATIONS

a. Meeting Minutes 6/10/2025

2. OLD BUSINESS

- a. 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, 6/3/2025, 6/10/2025. Present: (5/27) - Noonan, Corsillo, Harrison, Braun, Levy, Randolph, Siebert. (6/3) – Noonan, Corsillo, Harrison, Braun, Levy, Randolph, Collins, Siebert, Delgado. (6/10) – Noonan, Corsillo, Harrison, Braun, Levy, Randolph, Collins, Delgado.

SCHEDULED FOR EXECUTIVE SESSION ON JUNE 18, 2025

- b. 338 Commerce Drive** Special Exception application of Hyundai dealership pertaining to a parking lot expansion of an existing sales and service facility. Des. Ind. Dist. (Commerce Drive Area Designed District) **Decision Deadline by 9/18/2025.** P.H. 6/10/2025 – Noonan, Corsillo, Harrison, Braun, Levy, Randolph, Collins, Delgado.
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3. COMPLIANCES

- a. 222 Post Road** Application of Chang Chen to establish a 350 SF outdoor dining area as an accessory to an existing restaurant use (Shiki Hana) Designed.Commercial. Dist.
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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. **Deadline by 7/1/2025.** P.H. 5/27/2025 Present: Noonan, Corsillo, Harrison, Braun, Levy, Randolph, Siebert.
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- 2. 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). P.H. 6/10/2025 – Corsillo, Harrison, Braun, Levy, Randolph, Collins, Delgado
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- 3. 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. P.H. 6/10/2025 – Corsillo, Harrison, Braun, Levy, Randolph, Collins, Delgado

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4. **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. P.H. 6/10/2025 – Corsillo, Harrison, Braun, Levy, Randolph, Collins, Delgado
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5. **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.

TABLED TO JUNE 24, 2025

6. **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.

TABLED TO JUNE 24, 2025

7. **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.
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8. **Zoning Regulation Amendment** Application of 1477 Congress St. , LLC to establish a new Section 5.4 “Congress Street Affordable Housing District” pursuant to Section 8-30g of the CT General Statutes.
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9. **1477 Congress Street** Zone Change Application of 1477 Congress St., LLC to establish a Congress Street Affordable Housing District (CSAHD) on land presently zoned Res. AAA
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10. **1477 Congress Street** Compliance Application of 1477 Congress St., LLC for conceptual review for a 39 unit 8-30g multi-family residential project. Res. AAA
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