

**PLAN AND ZONING COMMISSION
MEETING AGENDA
Tuesday, June 24, 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%2024,%202025>

A. CALL TO ORDER

B. ADMINISTRATIVE SESSION

1. BILLS AND COMMUNICATIONS

a. Meeting Minutes 6/17/2025; 6/18/2025

- b. 1176 Westport Turnpike** Request by Jeffrey White for 50% release of bond (\$41,960) of the total of \$83,920 as recommended by the Town Engineering Department. (Original address referenced is 1150 Westport Turnpike.)

c. **467 Tunxis Hill Road**

Presentation of settlement agreement by Town attorney

**2. CLOSED EXECUTIVE SESSION TO DISCUSS PENDING LITIGATION
AND POSSIBLE VOTE IN PUBLIC SESSION**

a. **467 Tunxis Hill Road/80 Soundview Avenue**

Rivieccio, et al v. TPZ, No. HHD-L ND-CV-25-6200935-8 (Link to settlement items is here:

[https://filecloud.town.fairfield.ct.us/ui/core/index.html?mode=public&referrer=%2Furl%2Ftpzagendabackup#/expl-tab1./SHARED/!2sVRlyfFEVE3xT6lX2IGkctYbM3wj/TPZ%20Agenda%20Backup/2025/June%202024,%202025/\(B1c&B2a\)%20467%20Tunxis%20Settlement%20Package \)](https://filecloud.town.fairfield.ct.us/ui/core/index.html?mode=public&referrer=%2Furl%2Ftpzagendabackup#/expl-tab1./SHARED/!2sVRlyfFEVE3xT6lX2IGkctYbM3wj/TPZ%20Agenda%20Backup/2025/June%202024,%202025/(B1c&B2a)%20467%20Tunxis%20Settlement%20Package)

3. OLD BUSINESS

- a. **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.

4. COMPLIANCES

- a. **1916 Post Road** Application of 1916 Post Road Associates, LLC to establish a 4,500 SF bakery with an accessory seating/café area in an existing mixed-use building with sufficient parking provided per 28.6.15. Designed.Commercial. Dist.

C. PUBLIC HEARING

1. **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).

2. **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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3. **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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4. **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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5. **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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6. **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.
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7. **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.
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