

**PLAN AND ZONING COMMISSION
SPECIAL MEETING AGENDA**

**Tuesday, July 1, 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. Please note that not all public hearing items will progress to public comment at each meeting, it depends on the applicant's presentation and submittals to the record.

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/July%201,%202025>

A. CALL TO ORDER

B. ADMINISTRATIVE SESSION

1. BILLS AND COMMUNICATIONS

a. Meeting Minutes 6/24/2025, 6/26/2025

2. DISCUSSION AND POSSIBLE DECISION CONCERNING THE SETTLEMENT OF PENDING LITIGATION

- a. 15 Unquowa Road** 15 Unquowa Road, LLC v. Town Plan and Zoning Commission of the Town of Fairfield, Connecticut, et al., with Court Docket designations of: HHD-CV-22-6163135-S; and AC 48473. The litigation involves real property known as 15 Unquowa Road, located in Fairfield, Connecticut, which is designated as Map 180, Parcel 243, by the Assessor of the Town of Fairfield, Connecticut ("subject property"). The subject property

is owned by 15 Unquowa Road, LLC. The matter involves two applications: (1) a zone text amendment to the Center Business Design District Zone Regulations; and (2) a site plan or zoning compliance approval for a sixty-three unit multi-family development of the subject property. The proposed residential development currently includes an affordable housing component, as provided by Section 8-30g of the Connecticut General Statutes. The public meeting or hearing will be held pursuant to Section 14-7B(j) of the Connecticut Practice Book, and Sections 8-3, 8-8(n) and 8-30g of the Connecticut General Statutes. The materials associated with the settlement discussions can be reviewed by the public at Fairfield Town Plan & Zoning Department during the office hours of 8:30 am – 4:30 pm M-F or at the link provided with this agenda. The public will be able to provide comment at this scheduled meeting and hearing.

- b. Zoning Regulation Amendment** Application of 15 Unquowa Road, LLC to add Section 12.3.29 to create Mixed-Use Development within a Residential Housing Opportunity or Workforce Housing Component to allow the construction of affordable multi-family housing.
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- c. 15 Unquowa Road** Compliance application of 15 Unquowa Road, LLC pertaining to the construction of a mixed-use development as shown on plans entitled “Center Commons, 15 Unquowa Road, Fairfield, Connecticut” dated 06/12/2025 and prepared by Guedes Associates, Inc.
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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., **Deadline 8/21/2025.** PH 6/17/2025 – Present: Corsillo, Harrison (remote), Delgado (remote), Ford (remote), Levy, Randolph, Siebert
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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). P.H. 6/10/2025 – Corsillo, Harrison, Braun, Levy, Randolph, Collins, Delgado
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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. P.H. 6/10/2025 – Corsillo, Harrison, Braun, Levy, Randolph, Collins, Delgado
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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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8. **Zoning Regulation Amendment** Application of Piekarski Investments to establish a Reef Road Housing Zone.

REQUEST TO OPEN THE PUBLIC HEARING AND TABLE ALL ITEMS FOR THIS APPLICATION TO 7/8.

9. **812 + 820 Reef Road and 155 Forest Avenue** Application of Piekarski Investments to establish a Reef Road Housing Zone on land presently zoned Residential B.
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10. **812 + 820 Reef Road and 155 Forest Avenue** Zoning Compliance and Coastal Site Plan application of Piekarski Investments for a 45-unit residential development Pursuant to Sect. 8-30g of the CT General Statutes.
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11. **Zoning Regulation Amendment** Application of Shapiro Commons, LLC to establish a new Stillson Housing Zone.

REQUEST TO OPEN THE PUBLIC HEARING AND TABLE ALL ITEMS FOR THIS APPLICATION TO 7/22.

12. **430 + 452 Stillson Road** Application of Shapiro Commons, LLC to establish a Stillson Housing Zone on land presently zoned Res. A.
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13. **430 + 452 Stillson Road** Application of Shapiro Commons, LLC for a 68-unit residential development pursuant to Sect. 8-30g of the CT General Statutes.
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