

**PLAN AND ZONING COMMISSION
MEETING AGENDA
Tuesday, July 8, 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/July%208,%202025>

A. CALL TO ORDER

B. ADMINISTRATIVE SESSION

1. BILLS AND COMMUNICATIONS

a. Meeting Minutes 7/01/2025

b. Homeland Street 8-24 review for discontinuance of town right of way to be merged with the property at 343 Homeland Street.

c. 1173 North Benson Road (Fairfield University) Request by Fairfield

University for 100% release of bond (\$187,220) as recommended by the Town Engineering Department for improvements required as part of the construction of Faber Hall.

- d. **250 Pequot Avenue** Per Section 25.7.10 discussion of potential off-site Below Market Rate (BMR) Units in lieu of on-site BMRs for an approved 18-unit residential project proposed as for-sale units.
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2. NEW APPLICATIONS FOR RECOMMENDATION TO PUBLIC HEARING

- a. **Zoning Regulation Amendment** Application of 730 Commerce Drive, LLC to amend Section 13.14.4 – Transit Oriented Development Park (TODP) overlay of the Zoning Regulations to allow public open spaces with public art components to apply to a portion of the non-residential component for mixed-use projects.
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- b. **730 Commerce Drive** Special Permit Application of 730 Commerce Drive, LLC for a mixed-use project consisting of 90 residential units, ground floor commercial, 118 parking spaces, and a public plaza with a public art component.
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3. OLD BUSINESS

- a. **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).
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- b. **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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- c. **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.
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4. COMPLIANCE

- a. **132 Old Post Road** Compliance Application of William Pitt/Sothebys for a proposed non-illuminated wall sign facing Old Post Road.
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C. PUBLIC HEARING

1. **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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2. **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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3. **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.

4. **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.

5. **Zoning Regulation Amendment** Application of Piekarski Investments to establish a Reef Road Housing Zone.

6. **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.

7. **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.
