

**PLAN AND ZONING COMMISSION  
SPECIAL MEETING AGENDA**

**Tuesday, July 15, 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](mailto:tpzcommission@fairfieldct.org).**

<https://filecloud.town.fairfield.ct.us/ui/core/index.html?mode=public&referrer=%2Furl%2Ftpzpage%2Fndabackup#expl-tabl./SHARED/!2sVRIyfFEVE3xT6IX2IGkctYbM3wj/TPZ%20Agenda%20Backup/2025/July%2015,%202025>

**A. CALL TO ORDER**

**B. ADMINISTRATIVE SESSION**

**1. 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). **Decision Deadline by 9/18/2025.** P.H.  
6/10/2025 – Corsillo, Harrison, Braun, Levy, Randolph, Collins, Delgado, P.H.  
6/17/2025 – Corsillo, Harrison, Ford, Levy, Randolph, Seibert, Delgado, P.H.  
07/01/2025 – Corsillo, Levy, Randolph, Braun, Delgado

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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. **Decision Deadline by 9/18/2025.** P.H. 6/10/2025 – Corsillo, Harrison, Braun, Levy, Randolph, Collins, Delgado, P.H. 6/17/2025 – Corsillo, Harrison, Ford, Levy, Randolph, Seibert, Delgado, P.H. 07/01/2025 – Corsillo, Levy, Randolph, Braun, Delgado

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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. 8-30f of the Conn. General Statutes. Residence C zone. **Decision Deadline by 9/18/2025.** P.H. 6/10/2025 – Corsillo, Harrison, Braun, Levy, Randolph, Collins, Delgado, P.H. 6/17/2025 – Corsillo, Harrison, Ford, Levy, Randolph, Seibert, Delgado, P.H. 07/01/2025 – Corsillo, Levy, Randolph, Braun, Delgado

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d. **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. **Decision Deadline by 9/11/2025.** P.H. 6/17/2025 – Corsillo, Harrison, Ford, Levy, Randolph, Seibert, Delgado. P.H. 7/08/2025 – Noonan, Corsillo, Harrison, Levy, Ford, Seibert, Delgado, Collins.

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e. **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. **Decision Deadline by 9/11/2025.** P.H. 6/17/2025 – Corsillo, Harrison, Ford, Levy, Randolph, Seibert, Delgado. P.H. 7/08/2025 – Noonan, Corsillo, Harrison, Levy, Ford, Seibert, Delgado, Collins.

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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 Residence AAA zone. **Decision Deadline by 9/11/2025.** P.H. 7/08/2025 – Noonan, Corsillo, Harrison, Levy, Ford, Seibert, Delgado, Collins
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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. Residence AAA zone. **Decision Deadline by 9/11/2025.** P.H. 7/08/2025 – Noonan, Corsillo, Harrison, Levy, Ford, Seibert, Delgado, Collins
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## 2. COMPLIANCE

- a. **1636-1640 Old Post Road** Compliance Application of Paul Carpenter for a change of use for a 3,603 SF lease space to take-out food service with a 318 SF seating area (Toastique).
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- b. **623 Reef Road** Coastal Site Plan Application of 623 Reef Road, LLC to demolish an existing single-family residence and construct a FEMA compliant duplex. Residence B zone.
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## C. PUBLIC HEARING

1. **Zoning Regulation Amendment** Application of 105 Biro Street, LLC for revision to the zoning regulations to add Section 5.5 Biro Residential District (BRD) to allow the construction of affordable multi-family housing pursuant to Section 8-30g of the CT General Statutes.
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2. **105 Biro Street / 300 Castle Ave** Application of 105 Biro Street, LLC to establish a Biro Residential District on land presently zoned Residence C.
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3. **105 Biro Street /300 Castle Avenue** Zoning Compliance Application of 105 Biro Street, LLC for compliance with the standards of the Biro Residential District to establish a 48-unit residential development pursuant to Sec. 8-30g of the CT General Statutes as shown on plans entitled “The Gallery at Biro, A Delaurentis Development” dated May 1, 2025, prepared by J. Edwards Associates, LLC, 227 Stepney Road, Easton, CT 06612. Residence C Zone
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