

**PLAN AND ZONING COMMISSION
MEETING AGENDA
Tuesday, July 22, 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%2022,%202025>

A. CALL TO ORDER

B. ADMINISTRATIVE SESSION

1. BILLS AND COMMUNICATIONS

a. Meeting Minutes 7/08/2025, 7/10/2025

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- b. 345 Reef Road** Request by 345 Reef Road LLC for 100% release of bond (\$47,013 remainder of \$94,025) as recommended by the Town Engineering Department for improvements required as part of the construction of a 9-unit multi-family development.

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- b. **Regional POCD** In progress with MetroCOG <https://rpocd-ctmetro.hub.arcgis.com/> .

3. NEW APPLICATIONS FOR RECOMMENDATION TO PUBLIC HEARING

- a. **845 Mill Hill Terrace** Application of OHI Asset (CT) Southport LLC for a proposed 4-lot subdivision with a proposed cul-de-sac street. Residence R-3 Zone.
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C. PUBLIC HEARING

- a. **Zoning Regulation Amendment** Application of Piekarski Investments to establish a new Section 40 for a Reef Road Housing Zone.
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- b. **812 + 820 Reef Road and 155 Forest Avenue** Application of Piekarski Investments to establish a Reef Road Housing Zone (RRHZ) on land presently zoned Residential B.
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- c. **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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- d. **Zoning Regulation Amendment** Application of Shapiro Commons LLC to establish a new Section 39 for a Stillson Road Housing Zone.

e. **430 + 452 Stillson Road** Zone Change application of Shapiro Commons LLC to establish a Stillson Road Housing Zone (SRHZ) on land presently zoned Residence A zone.

f. **430 + 452 Stillson Road** Compliance Application of Shapiro Commons LLC for a 68-unit residential development pursuant to Sect. 8-30g of the CT General Statutes. Residential A zone.
