

**PLAN AND ZONING COMMISSION
SPECIAL MEETING AGENDA**

**Tuesday, August 5, 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/August%205,%202025>

A. CALL TO ORDER

B. ADMINISTRATIVE SESSION

1. BILLS AND COMMUNICATIONS

- a. Meeting Minutes 7/22/2025, 7/29/2025**

2. COMPLIANCE

- a. 561 Post Road Compliance application by Kin Properties, Inc. for a change of use from retail to a sports training facility (D1 Training) Designed Commercial District zone.**

C. PUBLIC HEARING

1. **Zoning Regulation Amendment** Application of Piekarski Investments to establish a new Section 40 for a Reef Road Housing Zone.

PUBLIC HEARING MUST CLOSE BY TONIGHT – 8/5

2. **812 + 820 Reef Road and 155 Forest Avenue** Application of Piekarski Investments to establish a Reef Road Housing Zone (RRHZ) on land presently zoned Residence B.
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3. **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. Residence B zone.
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4. **Zoning Regulation Amendment** Application of Shapiro Commons, LLC to establish a new Section 39 for a Stillson Road Housing Zone.
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PUBLIC HEARING MUST CLOSE BY TONIGHT – 8/5

5. **430 +452 Stillson Road** Application of Shapiro Commons, LLC to establish a Stillson Road Housing Zone (SRHZ) on land presently zoned Residence A.
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6. **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. Residence A zone.
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7. **Zoning Regulation Amendment** Application of Town of Fairfield to reformat the existing regulations with tables and reorder and reorganize the existing language into more orderly sections. Revisions to the content has been made only to be compliant with statutory changes as required per Section 8-2.
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