

**TOWN PLAN AND ZONING COMMISSION
MEETING AGENDA: FEBRUARY 22, 2022
6:30 p.m. via teleconference
Fairfield, Connecticut 06824**

MEMBERS OF THE PUBLIC: IN LIGHT OF COVID-19, AND PURSUANT TO EXECUTIVE ORDER 7B, THE TOWN IS CONDUCTING THIS MEETING VIA WEBEX

TO JOIN: <https://tofit.my.webex.com/meet/community>

For phone access dial-1-510-338-9438, access code 126-944-3035

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.

A. CALL TO ORDER

B. EXECUTIVE SESSION

1. BILLS AND COMMUNICATIONS

a. Meeting Minutes 2/8/22

https://fairfieldct.org/filestorage/10726/11028/12429/114752/114756/TPZ_Meeting_Minutes_-_February_8%2C_2022.pdf

b. 4185 Black Rock Turnpike Request of Atty. Christopher Smith for façade modifications for an approved medical office building. Des. Comm. Dist.

https://fairfieldct.org/filestorage/10726/11028/12429/97850/HartfordHealthFM_-_facade_request_-_Master_Feb2022.pdf

2. NEW APPLICATIONS FOR RECOMMENDATION TO PUBLIC HEARING

- a. **1073 North Benson Road** (Barlow Field) Special Exception application of Fairfield University pertaining to a proposed comfort station and storage building. AA Zone
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3. OLD BUSINESS

- a. **Zoning Regulation Amendment** Application of the Town Plan and Zoning Commission to amend Section 6.0 of the Zoning Regulations (Accessory Apartments) and proposed opt-out of State mandated language. P.H. 1/25/22. Present: Noonan, Braman, Francis, Braun, Ford, Harrison, Levy, Gordon, Keitt (tabled 2/8/22)
https://fairfieldct.org/filestorage/10726/11028/12429/97850/Jan_25%2C_2022_amendments%2C_accessory_apartments.pdf
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4. ZONING COMPLIANCES

- a. **1215 Post Road** Zoning Compliance application of Lopresti Dental Group to establish a medical office in a portion of an existing building. Cent. Des. Dist.
https://fairfieldct.org/filestorage/10726/11028/12429/97850/1215PostRdMedical_Feb2022.pdf
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- b. **740 Villa Avenue** Zoning Compliance application of Candace Cole to establish an indoor recreational facility in a portion of an existing building. Des. Comm. Dist.

https://fairfieldct.org/filestorage/10726/11028/12429/97850/740_Villa_AvenuePlanet_Fitness_Feb2022.pdf

C. PUBLIC HEARING

1. **Zoning Regulation Amendment** Application of Sacred Heart University to amend Section 5.2.5 of the Zoning Regulations. (continued from 2/8/22)

2. **175 Jefferson Street** Special Exception Application of Sacred Heart University pertaining to the construction of additional student housing. R-3 Zone (continued from 2/8/22)

https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/115915/SHU_North_FreshmanDorm_Master.pdf

https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/115915/SHU_North_Dorms_-_Planning_and_Zoning-Site_%26_Arch_Plans.pdf

https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/115915/SHU_North_Dorm_Supp_14Feb2022.pdf
