

**TOWN PLAN AND ZONING COMMISSION
MEETING AGENDA: MAY 10, 2022
6:30 p.m. at Fairfield Regional Fire School
205 Richard White Way Fairfield, Connecticut 06824**

**MEMBERS OF THE PUBLIC: IN LIGHT OF COVID-19, THE TOWN IS ALSO
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 4/26/22

https://fairfieldct.org/filestorage/10726/11028/12429/114752/114756/TPZ_Meeting_Minutes_-_April_26%2C_2022_%27.pdf

2. NEW APPLICATIONS FOR RECOMMENDATION TO PUBLIC HEARING

a. 116 Sherman Street Special Permit application of MTM Sherman Street, LLC pertaining to a new 3-story mixed use building. Cent. Des. Dist.

b. 1073 North Benson Road Special Exception application of Fairfield University pertaining to a new student dormitory. AA Zone.

- c. **723 South Pine Creek Road** Subdivision and Coastal Site Plan application of Montauk Builders, LLC for two (2) lots on a B Zone.
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3. OLD BUSINESS

- a. **321-325 Reef Road** Special Permit and Coastal Site Plan application of Phoenix at Reef Road Corp. pertaining to additions and alterations to an existing building to convert to residential use. (9-units). Neigh. Des. Bus. Dist. P.H. 4/26/22, Exp. Date 6/30/22, Present: Noonan, Francis, Braun, Harrison, Levy, Gordon, Keitt

https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/118070/321_Reef_Road_Master.pdf

4. COMPLIANCES

- a. **536 Post Road** Zoning Compliance application of Bohler Engineering, on behalf of McDonald's for a modification of an existing drive-thru. Des. Comm. Dist. https://fairfieldct.org/filestorage/10726/11028/12429/97850/536PostRd_-_McDonald%27sDrive-Thru.pdf
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C. PUBLIC HEARING

1. **236 Commerce Drive** Special Exception and Coastal Site Plan application of Frank Pepe Development Company, LLC pertaining to a new one-story building for take out. Des. Ind. Dist.

<https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/119075/238CommerceDr -Pepes Master.pdf>

2. **750 Tahmore Drive** Special Exception application of St. Catherine Center for Special Needs pertaining to an addition to an existing school. R3 Zone

https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/119078/750_TahmoreDr-St_Catherine%27s_Master.pdf

https://fairfieldct.org/filestorage/10726/11028/12429/12436/114405/119078/750_TahmoreDr-StCatherinesExtCond.pdf
