

**TOWN PLAN AND ZONING COMMISSION  
MEETING AGENDA  
Tuesday, July 25, 2023  
6:30 p.m. at Fairfield Regional Fire School  
205 Richard White Way Fairfield, Connecticut 06824**

**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](mailto:tpzcommission@fairfieldct.org).**

**A. CALL TO ORDER**

**B. EXECUTIVE SESSION**

**1. BILLS AND COMMUNICATIONS**

**a. Meeting Minutes July 11, 2023**

[https://www.fairfieldct.org/filestorage/10726/11028/12429/129642/TPZ\\_Meeting\\_Minutes%2C\\_July\\_11%2C\\_2023.pdf](https://www.fairfieldct.org/filestorage/10726/11028/12429/129642/TPZ_Meeting_Minutes%2C_July_11%2C_2023.pdf)

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**b. 855 Stillson Road Request of Eric DeLaurentis for 50% release of a \$47,455 bond pertaining to subdivision improvements. A Zone**

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## 2. OLD BUSINESS

a. **1073 North Benson Road (86-200 Barlow Road)**

Special Exception application of Fairfield University pertaining to an addition to an existing dormitory (Faber Hall). AA Zone. P.H. 7/11/23, Exp. Date 9/14/23  
Present: Noonan, Braman, Francis, Braun, Ford, Harrison

[https://www.fairfieldct.org/filestorage/10726/11028/12429/97850/1073\\_North\\_Benson%28Barlow\\_Rd%29\\_-FairfieldU\\_Faber\\_Hall\\_Dorm\\_Addition\\_Master.pdf\\_-\\_Grading\\_and\\_Drainage.pdf](https://www.fairfieldct.org/filestorage/10726/11028/12429/97850/1073_North_Benson%28Barlow_Rd%29_-FairfieldU_Faber_Hall_Dorm_Addition_Master.pdf_-_Grading_and_Drainage.pdf)

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- b. **1899 Bronson Road** Special Permit application of 1899 Bronson Road, LLC pertaining to a 3-story addition for first-floor commercial use and a single apartment on the upper floors. Neigh. Des. Bus. Dist. P.H. 7/11/23, Exp. Date 9/14/23 Present: Noonan, Braman, Francis, Braun, Harrison

[https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/132694/1899\\_Bronson\\_Master.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/12436/126970/132694/1899_Bronson_Master.pdf)

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## 3. ZONING COMPLIANCES / COASTAL SITE PLANS

- a. **701 Harbor Road** Coastal Site Plan application of the Town of Fairfield to over-sheet an existing deteriorated bulkhead with a new timber bulkhead at Perry Green. R3 Zone.

[https://fairfieldct.org/filestorage/10726/11028/12429/97850/CAM\\_-\\_HarborRd701\\_-\\_Perry\\_Green\\_Bulkhead\\_Master.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/CAM_-_HarborRd701_-_Perry_Green_Bulkhead_Master.pdf)

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- b. **750 Post Road** Zoning Compliance application of 750 Post Road Associates for an overall sign plan. Des. Comm. Dist.

[https://fairfieldct.org/filestorage/10726/11028/12429/97850/750\\_Post\\_Road\\_sign\\_proposal.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/750_Post_Road_sign_proposal.pdf)

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#### 4. PRE-APPLICATION REVIEW

- a. **2190 Post Road** The Commission will conduct a non-binding pre-application review discussion for a potential development proposal.

[https://fairfieldct.org/filestorage/10726/11028/12429/97850/2190\\_Post\\_Rd\\_Master\\_July2023.pdf](https://fairfieldct.org/filestorage/10726/11028/12429/97850/2190_Post_Rd_Master_July2023.pdf)

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