

**TOWN PLAN AND ZONING COMMISSION  
TOWN OF FAIRFIELD  
MINUTES OF MEETING – FEBRUARY 22 2022**

The Town Plan and Zoning Commission held a Meeting at 6:30 p.m., on Tuesday, February 22, 2022. The Town conducted this meeting via WEBEX

Members Present: Tommy Noonan, Chairman; Lenny Braman, Vice Chairman; Meg Francis, Secretary; Kathy Braun; Dan Ford; Alexis Harrison; Steve Levy

Alternate Members Present: Fredda Gordon

Town Department Members Present: Jim Wendt, Planning Director  
Emmeline Harrigan, Asst. Planning Director  
Josephine Keogh, Clerk

**Meeting Minutes** Motion was made by Ms. Harrison, seconded by Mr. Levy and members present unanimously **VOTED TO APPROVE** the Meeting Minutes of February 8, 2022.

**4185 Black Rock Turnpike** Motion was made by Ms. Braun, seconded by Mr. Ford, and members present unanimously **VOTED TO APPROVE** the request of Atty. Christopher Smith for facade modifications for an approved medical office building. The Commission finds the proposed modification to be consistent with the Commission's prior approval and does not warrant a new application. Des. Comm. Dist.

Mr. Noonan recused himself from this matter. Ms. Gordon voted in place of Mr. Noonan.

**1073 North Benson Road** Motion was made by Ms. Harrison, seconded by Mr. Ford, and members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** (Barlow Field) Special Exception application of Fairfield University pertaining to a proposed comfort station and storage building. AA Zone

**Zoning Regulation Amendment** Motion was made by Mr. Braman, seconded by Mr. Ford, and members present unanimously **VOTED TO TABLE** 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.

For motion: Levy, Ford, Francis, Braman, Noonan  
Against motion: Braun, Harrison

**1215 Post Road** Motion was made by Mr. Levy, seconded by Ms. Harrison, and members present unanimously **VOTED TO APPROVE** Zoning Compliance application of Lopresti Dental Group to establish a medical office in a portion of an existing building. Cent. Des. Dist.

**740 Villa Avnue** Motion was made by Ms. Braun, seconded by Mr. Braman, and members present unanimously **VOTED TO APPROVE** Zoning Compliance application of Candace Cole to establish an indoor recreational facility in a portion of an existing building. Des. Comm. Dist.

**PUBLIC HEARING**

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

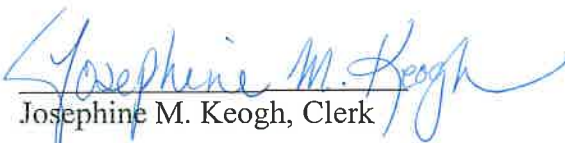
**175 Jefferson Street** Special Exception Application of Sacred Heart University pertaining to the construction of additional student housing. R-3 Zone

Attorney Fitzpatrick continued his presentation.

Public comment followed.

Meeting adjourned at: 8:50 p.m.

  
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Meg Francis, Secretary

  
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Josephine M. Keogh, Clerk