

TOWN PLAN AND ZONING COMMISSION

AGENDA: JULY 8, 2014

McKinley Elementary School
60 Thompson Street – 7:30 p.m.
Fairfield, Connecticut 06824

A. CALL TO ORDER

B. EXECUTIVE SESSION

1. BILLS & COMMUNICATIONS

- a. **Meeting Minutes** – June 17, & June 24, 2014 _____

- b. **1625 Mill Plain Road** Review of construction site protocol for Riverfield School.

- c. **2226 Black Rock Turnpike** Request of Clearview Holdings, LLC for 100% release of a \$22,500 bond pertaining to Special Permit improvements. Des. Comm. Dist.

- d. **960 North Benson Road** Request of Atty. Ray Rizio to waive a new sidewalk on North Benson and Dill Roads.

- e. **One Sasco Hill Road** Request of Torrey Brooks for 100% release of a \$63,060 bond pertaining to Special Permit improvements in a Des. Comm. Dist.

2. NEW APPLICATION TO RECOMMEND TO PUBLIC HEARING

- a. **1591 – 1593 Post Road** Special Permit application of French Family Trust for a second floor addition. Cent. Des. Dist.

3. OLD BUSINESS

- a. **Zoning and Subdivision Regulation Amendments** Application of Berwick Fairchild and Associates, LLC to amend Sections 10.6.13, 10.7.1, 10.9.3, 10.11, 10.12, 10.13, 10.17.3, 28.6.1 and 31.2.42 of the Zoning Regulations. P.H. 4/8/14, 4/22/14, 6/10/14, 6/17/14 Present: Wagner, Alessi, Baratz, Calabrese, Jacobson, Kennelly, Coleman, Corcoran, Francis Exp. Date: 8/21/14 Present: Wagner, Alessi, Baratz, Calabrese (-6/17), Jacobson, (-4/8), Kennelly (-6/10), Neiley (-4/8, -4/22, -6/10, -6/17), Corcoran, Coleman (-6/10), Francis (-4/22)
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- b. **110 Berwick Avenue/145 Fairchild Avenue** Application of Berwick Fairchild and Associates, LLC to establish a Designed Residence District on land presently zoned Residence B. P.H. 4/8/14, 4/22/14, 6/10/14, 6/17/14 Exp. Date: 8/21/14 Present: Wagner, Alessi, Baratz, Calabrese (-6/17), Jacobson, (-4/8), Kennelly (-6/10), Neiley (-4/8, -4/22, -6/10, -6/17), Corcoran, Coleman (-6/10), Francis (-4/22)
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- c. **110 Berwick Avenue/145 Fairchild Avenue** Special Permit and Coastal Site Plan application of Berwick Fairchild and Associates, LLC pertaining to a thirty three (33) unit residential building with affordable housing pursuant to 8-30g of the CT General Statutes. P.H. 4/8/14, 4/22/14, 6/10/14, 6/17/14 Exp. Date: 8/21/14 Present: Wagner, Alessi, Baratz, Calabrese (-6/17), Jacobson, (-4/8), Kennelly (-6/10), Neiley (-4/8, -4/22, -6/10, -6/17), Corcoran, Coleman (-6/10), Francis (-4/22)
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- d. **50 Romanock Road** Special Permit application of Robert and Catherine Steczkowski for excavation and fill. P.H. 5/20/14, 6/24/14 Exp. Date: 8/28/14 Present: Wagner, Alessi, Baratz, Calabrese 6/24, Jacobson, Kennelly 6/24, Coleman, Corcoran, Francis
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- e. **Zoning & Subdivision Regulation Amendments** Application of the Fairfield Forestry Committee to amend Sections 2.17, 25.2.2.8 and 28.11.3 of the Zoning Regulations and Section 3.9 of the Subdivision Regulations. P.H. 6/24/14 Present: Wagner, Alessi, Baratz, Calabrese, Jacobson, Kennelly, Wagner, Coleman, Corcoran, Francis
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C. PUBLIC HEARING

1. **92 – 140 Bronson Road** Zoning Compliance and Coastal Site Plan application of Garden Homes Management pertaining to a proposed 95-unit residential development pursuant to Section 8-30g of the CT General Statutes.
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