

AGENDA: JULY 13, 2010
Executive Session: 7:30 p.m.
Public Hearing: 8:15 p.m.
McKinley Elementary School
60 Thompson Street
Fairfield, Connecticut 06824

A. CALL TO ORDER

B. EXECUTIVE SESSION

1. BILLS & COMMUNICATIONS

- a. **Meeting Minutes** – June 22, 2010

- b. **762 -808 Kings Highway East, 265 Halley Avenue** Request of Atty. John Fallon on behalf of the Graystone Group for a one-year extension of a Special Permit pertaining to a 14 unit residential building. Des. Res. Dist.

- c. **1152 Kings Highway Cutoff** Request of Atty. John Fallon on behalf of Fairfield Commons, LLC for a one-year extension of a Special Permit pertaining to a 36,000 sq. ft. retail building. Des. Comm. Dist.

- d. **85 Mill Plain Road** Request of Fischel Properties for a modification of a sign plan for an illuminated sign. Des. Ind. Dist.

- e. **1875 – 1901 Post Road** Request of Atty. William Fitzpatrick for a one-year extension of a Special Permit pertaining to an addition to an existing buildings. Des. Comm. Dist.

- f. **2633 Black Rock Turnpike** Request of Atty. John Fallon for a 90-day extension for filing a final subdivision map.

2. NEW APPLICATIONS FOR RECOMMENDATION TO PUBLIC HEARING

- a. **Zoning Regulation Amendment** Application of the Town Plan and Zoning Commission to amend Section 2.23 (Public Hearing and Decision).
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- b. **1460 – 1462 Post Road** Special Permit Application of 1460 Post Road, LLC for an addition to an existing building. Cent. Des. Dist.
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3. OLD BUSINESS

- a. **295 - 355 Cedar Road** Request of Hollydale Assoc., LLC for 100% release of a \$26,310 bond pertaining to subdivision improvements in a AAA Zone. P.H. 6/22/10 Present: Baratz, LeClerc, Jacobs, D’Andrea, Kennelly, Owens, Soutar, Parker, Valera, Wagner.
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- b. **85 Mill Plain Road** Zoning Compliance application of 85 Pond Mill, LLC pertaining to indoor recreational use (squash) with request for reduced parking. Des. Ind. Dist. P.H. 6/22/10 Exp. Date: 7/15/10 Present: Baratz, LeClerc, Jacobs, D’Andrea, Kennelly, Owens, Soutar, Parker, Valera, Wagner
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4. COMPLIANCES

- a. **525 Tunxis Hill Cutoff** Application of Alfred Lenoci, Sr. for façade modifications. Des. Comm. Dist.
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- b. **685 Kings Highway East** Application of Muhanad Malas to establish a take out food use (formerly retail) in a portion of an existing building. Des. Comm. Dist.
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- c. **2189 – 2271 Black Rock Turnpike** Application of Sun Realty Assoc., to establish an indoor recreational facility in a portion of an existing building.
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d. **85 Mill Plain Road** Application of Fischel Properties to enlarge a previously approved indoor recreational facility, (indoor soccer/field sports).
Des. Ind. Dist.

e. **1326 Post Road/12 Unquowa Place** Application of Fast Signs for a sign plan approval. Cent. Des. Dist.

C. PUBLIC HEARING

1. **Zoning Regulation Amendment** Application of the Jewish Home For The Elderly of Fairfield County to amend Sections 5.2.2 (height) and 5.2.5 (coverage and bulk). Continued form June22, 2010.

2. **Zoning Regulation Amendment** Application of April Clyne to amend the Zoning Regulations, new Section 39.0 Generators.

3. **834 Brookside Drive** Special Exception application of St. Pius X Catholic Church for additions and alterations.
