

**TOWN PLAN AND ZONING COMMISSION**

**AGENDA: JANUARY 25, 2011**

Executive Session: 7:00 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 – December 14, 2010

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- b. Organizational Meeting Election of Officers

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- c. 1118 Cross Highway Request of the Patterson Club for 100% release of a \$279,000 bond pertaining to Special Exception improvements. AAA Zone

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- d. 1970 Bronson Road Request of Fairfield Country Day School for a one-year extension of a Special Exception pertaining to additions. (1<sup>st</sup> extension)

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- e. 2970 – 3051 Bronson Road Request of Fairfield Country Day School for a one-year extension of a Special Exception pertaining to athletic field improvements. (2<sup>nd</sup> extension)

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**2. NEW APPLICATION TO RECOMMEND TO PUBLIC HEARING**

- a. 295, 298 Roseville Terrace Resubdivision application of Andrei Piatrevich for three (3) lots in a B Zone.

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**3. OLD BUSINESS**

- a. **1901 – 2009 Black Rock Turnpike** Special Permit Application of Turnpike Shopping Center, LLC for an addition and drive-thru window for an existing Bank. Des. Comm. Dist. P.H. 12/14/10 Exp. Date: 2/17/11 Present: Baratz, LeClerc, Jacobs, Kennelly, Owens, Soutar, Parker, Wagner  

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- b. **Zoning Regulation Amendment** Application of Landco Holdings, LLC to establish a new Section 7 “Small Site Housing Opportunity Development District”. P.H. 11/09/10, 12/14/10 Exp. Date: 2/17/11 Present: Baratz, LeClerc, Jacobs, Kennelly, Owens, Soutar, Parker, Wagner  

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- c. **50 Campfield Drive** Application of Landco Holdings, LLC to establish a Small Site Housing Opportunity Development District on land presently zoned R-3. P.H. 11/9/10, 12/14/10 Exp Date: 2/17/11 Present: Baratz, LeClerc, Jacobs, Kennelly, Owens, Soutar, Parker, Wagner  

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- d. **50 Campfield Drive** Compliance Application of Landco Holdings, LLC to construct a twelve (12) unit residential development with affordable housing pursuant to Section 8-30g of the CT General Statutes. P.H. 11/9/10, 12/14/10 Exp. Date: 2/17/11 Present: Baratz, LeClerc, Jacobs, Kennelly, Owens, Soutar, Parker, Wagner  

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**4. COMPLIANCES**

- a. **1523 Black Rock Turnpike** Application of Adam Malinowski to establish a bakery in a portion of an existing building. Neigh. Des. Bus. Dist.  

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**C. PUBLIC HEARING**

- 1. **437 Orchard Hill Lane** Special Permit Application of Stephen and Jill Ward for excavation and fill. A Zone  

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- 2. **3685 Black Rock Turnpike** Special Exception Application of Black Rock Congregational Church pertaining to the construction of a new church facility. AA Zone  

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