

**TOWN PLAN AND ZONING COMMISSION**

**AGENDA: JUNE 28, 2011**

Executive Session: 7:30 p.m.

McKinley School, 60 Thompson Street

Fairfield, Connecticut 06824

**A. CALL TO ORDER**

**B. EXECUTIVE SESSION**

**1. BILLS & COMMUNICATIONS**

- a. **Meeting Minutes** – June 14, 2011

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- b. **144 Tuller Road** Review of preliminary subdivision plan for open space disposition.

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- c. **85 Mill Plain Road** Request of Fischel Properties for a 100% release of a \$7,550 bond pertaining to Special Permit improvements. D.I.D.

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- d. **1118 Cross Highway** Request of the Patterson Club for 100% release of a \$139,600 bond pertaining to Special Exception improvements. AAA Zone

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**2. NEW APPLICATION FOR RECOMMENDATION TO PUBLIC HEARING**

- a. **435 Old Stratfield Road** Special Exception application of Dawn Tagliavia to expand a day care facility into an existing building. Neigh. Des. Dist./Res B

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### 3. OLD BUSINESS

- a. **2307 Post Road** Special Permit Sect 24.0 and 25.0 and Coastal Site Plan application of One Sasco Hill, LLC pertaining to the construction of a two-story commercial building. Des. Com. Dist. P.H. (5/10/11, 5/24/11, 6/14/11) Exp. date: 8/18/11 Present: LeClerc, Baratz, Jacobs, Kennelly, Owens, Soutar, Wagner, Parker, Valera, Alessi (6/14)
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- b. **Commerce Drive Area Zone Change** Application of the Town Plan and Zoning Commission to establish a Designed Commercial District on land presently zoned Designed Industrial District. P.H. 6/14/11 Present: LeClerc, Baratz, Jacobs, Kennelly, Owens, Soutar, Wagner, Parker, Valera, Alessi
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- c. **Zone Overlay** Application of the Town Plan and Zoning Commission to establish a new Commerce Drive Area Designed District. P.H. 6/14/11 Present: LeClerc, Baratz, Jacobs, Kennelly, Owens, Soutar, Wagner, Parker, Valera, Alessi
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### 4. COMPLIANCES

- a. **569 Commerce Drive** Application of CLS Investments to establish a contract carrier (taxi and limo business) in an existing building. Des. Ind. Dist.
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### C. PUBLIC HEARING

1. **250 Fern Street** Special Exception application of the Town of Fairfield pertaining to additions and alterations to Sherman School. A Zone
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2. **4185 Black Rock Turnpike** Zone change application of New Way Associates, LLC to establish a Neighborhood Designed District on land presently zoned Residence AAA

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3. **Zoning Regulation Amendment** Application of New Way Associates, LLC to amend Section 10.3.2

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4. **4185 Black Rock Turnpike** Special Permit application of Fairfield Gateway, LLC pertaining to the construction of a two-story medical office building.

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