

TOWN PLAN AND ZONING COMMISSION

AGENDA: JULY 26, 2011

7:30 p.m.

McKinley Elementary School

60 Thompson Street

Fairfield, Connecticut 06824

A. CALL TO ORDER

B. EXECUTIVE SESSION

1. BILLS & COMMUNICATIONS

- a. **Meeting Minutes** – July 12, 2011, July 19, 2011

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

- c. **400 Mill Plain Road** Request of Atty. Charles Jankovsky for a one-year extension of a Special Exception pertaining to improvements to an existing convalescent hospital.

- d. **2515 Black Rock Turnpike** Request of Consumers Petroleum for a 100% release of a \$13,780 bond pertaining to a parking expansion. (Citgo Station)

2. NEW APPLICATIONS FOR RECOMMENDATION TO PUBLIC HEARING

- a. **2291 Post Road** Special Permit and Coastal Site Plan application of William Christian pertaining to a new three-story office building. Des. Comm. Dist.

- b. **1623 – 1624 Fairfield Beach Road** Special Exception application of Barbara Bertozzi Castelli and Jose Meller for a rooftop deck. Beach Dist.
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- c. **5151 Park Avenue** Special Exception application of Sacred Heart University pertaining to a new softball stadium. R-3 Zone
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- d. **210 Old Dam Road** Special Exception and Coastal Site Plan application of the Town of Fairfield pertaining to the replacement of an existing recreational building. Flood Plan Zone
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3. OLD BUSINESS

- a. **Pansy Road** Resubdivision application of Mary Panigutti for two (2) lots in an A Zone. P.H. 7/12/11 Exp. Date: 9/15/11 Present: Baratz, Soutar, Wagner, Alessi, Parker
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4. COMPLIANCE

- a. **330 Grasmere Avenue** Application of HH East Parcel, LLC to establish a restaurant (Five Guys) in a portion of an existing building. Des. Comm. Dist.
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C. PUBLIC HEARING

1. **80 – 90 Howard Street** Request of Garrett Wilson for 100% release of a \$19,100 bond pertaining to subdivision improvements. B Zone
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2. **435 Old Stratfield Road** Special Exception application of Dawn Tagliavia to expand an existing day care use. Neigh. Des. Dist./Res B Zone
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3. **4185 Black Rock Turnpike** Zone change application of New Way Assoc. LLC., to establish a Neighborhood Designed District on land presently zoned AAA.

4. **Zoning Regulation Amendment** Application of New Way Assoc. LLC., to amend Section 12.10.3.2.

5. **4185 Black Rock Turnpike** Special Permit application of Fairfield Gateway, LLC pertaining to the construction of a two-story medical office building.
