

**TOWN PLAN AND ZONING COMMISSION  
AGENDA: SEPTEMBER 27, 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 – September 13, 2011
- 

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

- a. 1073 North Benson Road Special Exception application of Fairfield College Preparatory School for an addition to an existing building. AA Zone
- 

- b. 4185 Black Rock Turnpike Zone Change application of New Way Associates, LLC to establish a Neighborhood Designed Business District on land presently zoned Residence AA.
- 

- c. Zoning Regulation Amendment Application of Fairfield Gateway, LLC to amend Section 12.10.3.2 of the Zoning Regulations pertaining to commercial off-street parking.
- 

- d. 4185 Black Rock Turnpike Special Permit application of Fairfield Gateway, LLC pertaining to the construction of two new medical office buildings. Neigh. Des. Bus. Dist.
- 

**3. OLD BUSINESS**

- a. 5151 Park Avenue Special Exception application of Sacred Heart University pertaining to the construction of a softball stadium. R-3 Zone P.H. 9/13/11 Exp. Date: 11/17/11 Present: LeClerc, Baratz, Kennelly, Owens, Soutar, Wagner, Alessi, Parker
-

- b. **2291 Post Road** Special Permit and Coastal Site Plan application of William Christian pertaining to the construction of a new office building.  
Des. Comm. Dist. P.H. 8/23/11, 9/13/11 Exp. Date: 11/17/11 Present:  
LeClerc, Baratz, Jacobs (8/23), Kennelly, Owens (9/13), Soutar, Wagner,  
Alessi, Parker, Valera (8/23)
- 

#### 4. COMPLIANCES

- a. **1125 Post Road** Application of Kleban Holding Co. II, LLC to establish a retail use (bridal salon) in a portion of a building previously occupied by a bank.  
Cent. Des. Bus. Dist.
- 
- b. **1215 Post Road** Application of Fred and Michelle Bialek to establish a restaurant in a portion of an existing building. Cent. Des. Dist.
- 
- c. **1215 Post Road** Application of Kempo Academy of Martial Arts to establish an indoor recreational facility in a portion of an existing building. Cent. Des. Dist.
- 
- d. **87 Tunxis Hill Road** Application of Jack Goncalves for a sign plan.  
Des. Comm. Dist.
- 
- e. **303 – 425 Tunxis Hill Cutoff** Application of Lee Miro for sale of Christmas trees. Des. Comm. Dist.
- 

#### C. PUBLIC HEARING

- 1. **1610 – 1654 North Benson Road** Resubdivision and Special Permit application of Marc Papini et al for seven (7) lots in an A Zone.
-