

TOWN PLAN AND ZONING COMMISSION

AGENDA: OCTOBER 25, 2011

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 – October 11, 2011

- b. 1648, 1649 Fairfield Beach Road Request of Atty. Fitzpatrick for a one year extension of a Special Exception. Beach Dist.

- c. 1073 North Benson Road Request of Fairfield University for 100% release of a \$57,950 bond pertaining to Special Exception improvements. (Village Dorm)

- d. 1073 North Benson Road Request of Fairfield University for 100% release of a \$44,685 bond pertaining to Special Exception improvements. (Quad Dorm)

2. NEW APPLICATIONS FOR RECOMMENDATION TO PUBLIC HEARING

- a. 278 Meadow Street Special Permit application of 278 Meadow Street, LLC for an office addition. Des. Comm. Dist.

- b. 3160 Easton Turnpike Special Exception application of St. Vincent's Medical Center for a hospital building. R-3 Zone

3. OLD BUSINESS

- a. **1073 North Benson Road** Special Exception application of Fairfield College Preparatory School for additions and alterations. AA Zone P.H. 10/11/11 Exp. Date: 12/ 15 /11 Present: LeClerc, Baratz, Jacobs, Kennelly, Owens, Soutar, Alessi, Parker, Valera
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4. COMPLIANCES

- a. **95 Reef Road** Application of Bruce Becker for expansion of existing parking. Cent. Des. Dist.

 - b. **71 Timko Street** Application of Joe Rubin to establish a food vending truck. Des. Comm. Dist.

 - c. **330 Grasmere Avenue** Application of HH East Parcel, LLC for an amended sign plan. Des. Comm. Dist.

 - d. **85 Mill Plain Road** Application of 85 Pond Mill, LLC to modify a condition of sign approval. Des. Ind. Dist.
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C. PUBLIC HEARING

- 1. **4185 Black Rock Turnpike** Application of New Way Associates, LLC to establish a Neighborhood Designed District on land presently zoned Residence AAA.

 - 2. **Zoning Regulation Amendment** Application of New Way Associates, LLC to amend Section 12.10.3.2 of the Zoning Regulations.

 - 3. **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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