

TOWN PLAN AND ZONING COMMISSION

AGENDA: JULY 24, 2012

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** – June 26, 2012 & July 10, 2012

- b. **Closed Executive Session** To discuss pending litigation regarding 130 Fairchild Avenue

- c. **1215 Post Road** Discussion of enforcement of violation of approved plans for for outdoor patio. (Molto)

- d. **220 Pansy Road** Request of Ray Panigutti for 50% release of a \$15,630.00 bond pertaining to Subdivision improvements in an A Zone.

- e. **1770 Kings Highway** Request of HH East Parcel, LLC for 100% release of a \$703,325.00 bond pertaining to Special Permit improvements. Des. Comm. Dist.

2. NEW APPLICATIONS TO RECOMMEND TO PUBLIC HEARING

- a. **206 Homeland Street** Modified 8-30g application of James and Brian Sakonchick for an affordable housing application.

b. **960 Mill Hill Terrace** Subdivision application of Round Hill Road Associates, LLC for three (3) lots in an R-3 Zone.

c. **145 Brookside Drive** Subdivision application of Brookside Acres, LLC for three (3) lots in an A Zone.

3. COMPLIANCES

a. **17 Sanford Street** Application of John Karageorge to establish an expanded restaurant use in a portion of an existing building (conversion from retail).

b. **48 Sanford Street** Application of Todd Ressler to establish a seasonal outdoor dining area. Cent. Des. Dist. (Archie Moore's)

c. **808 Post Road** Application of Peter Wiehl to establish a seasonal outdoor dining area. (Des. Comm. Dist.) (Sunny Daes)

d. **1326 Post Road** (a.k.a. 12 Unquowa Place) Application of Irish Hound, LLC to establish a seasonal outdoor dining area. Cent. Des. Dist. (Chelsea)

e. **620 Villa Avenue** Application of Brian Lafo for a revised sign plan. Des. Comm. Dist.

C. PUBLIC HEARING

1. **50/92 Chatham Road** Resubdivision application of 50 Development, LLC and Patricia Sheehy for three (3) lots in an R-2 Zone, (continued from 6/26 for the purpose of submittal of grading plan).
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2. **85 Mill Plain Road** Application of Fischel Properties to establish an indoor recreational facility (boxing) in a portion of an existing building with request for reduced parking. Des. Ind. Dist.
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3. **85 Mill Plain Road** Application of Fischel Properties to establish two “enrichment” uses with a request for reduced parking. Des. Ind. Dist.
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4. **5545 Park Avenue** Zone Change application of St. Vincent’s Medical Center to establish a Designed Commercial District on land presently zoned R-3.
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5. **5545 Park Avenue** Special Permit application of St. Vincent’s Medical Center for a two-story medical office building.
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