

**TOWN PLAN AND ZONING COMMISSION**

**AGENDA: AUGUST 14, 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 24, 2012 & July 31, 2012
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- b. **130 Fairchild Avenue** Proposed settlement of litigation between the Town Plan and Zoning Commission and Garden Homes Management whereby Garden Homes will withdraw the portion of its application involving a regulation amendment to Sections 10.6.13, 10.7.1, 10.10.10, 10.17.3, 28.6.1 and 31.2.42 and the zone change application to establish a Designed Residence District on land presently zoned Residence B and the Town Plan and Zoning will approve the site plan to allow the construction of a 54-unit residential development including 27 units of affordable housing pursuant to the applicant's affordability plan. The Commission will offer the opportunity for public comment on this proposed settlement.
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- c. **808 Post Road** Request of Atty. James White for reconsideration of a condition of approval granted July 24, 2012 with respect to outdoor seating.
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**2. NEW APPLICATIONS TO RECOMMEND TO PUBLIC HEARING**

- a. **1262 Post Road** special Permit of 1262 Post Road, LLC pertaining to the renovation and construction of a retail building. (conversion of the Post Office Building). Cent. Des. Dist.
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- b. **1460 – 1462 Post Road** Compliance application of Atty. James Walsh on behalf of 1460 Post LLC to permit second floor outdoor dining patio with request for reduced parking. Cent. Des. Dist.
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**3. OLD BUSINESS**

- a. **85 Mill Plain Road** Application of Fischel Properties to establish an indoor recreational facility (boxing) in a portion of an existing building with a request for reduced parking. Des. Ind. Dist. P.H. 7/24/12 Exp. Date: 8/30/12 Present: LeClerc, Baratz, Jacobs, Jacobson, Kennelly, Soutar, Wagner, Alessi, Neiley, Parker
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- b. **85 Mill Plain Road** Application of Fischel Properties to establish two “enrichment” uses with request for reduced parking. Des. Ind. Dist. P.H. 7/24/12 Exp. Date: 8/30/12 Present: LeClerc, Baratz, Jacobs, Jacobson, Kennelly, Soutar, Wagner, Alessi, Neiley, Parker
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- c. **5545 Park Avenue** Zone Change application of St. Vincent’s Medical Center for a two-story medical office building. P.H. 7/31/12 Exp. Date: 11/4/12 Present: LeClerc, Baratz, Jacobs, Jacobson, Kennelly, Soutar, Alessi, Parker
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- d. **5545 Park Avenue** Special Permit application of St. Vincent’s Medical Center for a two-story medical office building. P.H. 7/31/12 Exp. Date: 11/4/12 Present: LeClerc, Baratz, Jacobs, Jacobson, Kennelly, Soutar, Alessi, Parker
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**4. COMPLIANCES**

- a. **620 Villa Avenue** Application of Brian Lafo for a revised sign plan. Des. Comm. Dist. (tabled from 7/24)
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- c. **1215 Post Road** Application of Molto Wine Bar to re-establish an outdoor dining area. Cent. Des. Dist.
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**C. PUBLIC HEARING**

1. **50/92 Chatham Road** Resubdivision application of 50 Development, LLC and Patricia Sheehy for three (3) lots in an R-3 Zone, (continued from 6/26 and 7/24 ).

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2. **355 Pine Creek Avenue** Special Exception application of Scott and Jennifer Mallek pertaining to the construction of a garage. Flood Plain Dist.

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