

TOWN PLAN AND ZONING COMMISSION

AGENDA: OCTOBER 23, 2012

McKinley Elementary School
60 Thompson Street – 7:30 p.m.
Fairfield, Connecticut 06824

A. CALL TO ORDER

B. EXECUTIVE SESSION

1. BILLS & COMMUNICATIONS

- a. **Meeting Minutes** – October 9, 2012

- b. **291 Mill Hill Terrace** Request of Horse Tavern Development, LLC for 50% release of a \$213,795.00 bond pertaining to subdivision improvements in an R-3 zone.

- c. **400 Mill Plain Road** Request of Atty. Jankovsky on behalf of Carolton Convalescent Hospital for 100% release of a \$98,905.00 bond pertaining to Special Exception improvements. A Zone

- d. **893 Sasco Hill Road** Request of Atty. Fitzpatrick for preliminary subdivision open space review.

2. NEW APPLICATIONS FOR RECOMMEND TO PUBLIC HEARING

- a. **455 Pine Creek Avenue** Special Permit, Section 24.0 excavation and fill application of Robert and Nancy Strong. Beach Dist.

- b. **682 Commerce Drive** Special Exception application of Steven Geller for additions and renovations to establish a day care facility. DCD/Commerce Drive

- c. **185 Thorpe Street** Zone Change application of 185 Thorpe Street Corp. to establish a Designed Residence District on land presently zoned Designed Ind. Dist.
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- d. **Zoning Regulation Amendment** Application of 185 Thorpe Street Corp., to amend Section 10.7.2 and 10.12 of the Zoning Regulations.
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- e. **185 Thorpe Street** Special Exception and Coastal Site Plan application of 185 Thorpe Street Corp., pertaining to a 65 unit residential development.
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3. OLD BUSINESS

- a. **41 Fairfield Beach Road** Special Exception and Coastal Site Plan application of Fairfield Beach Club, Inc., pertaining to reconstruction of the paddle tennis warming hut. A Zone P.H. 10/9/12 Exp. Date: 12/13/12 Present: LeClerc, Baratz, Jacobson, Kennelly, Soutar, Wagner, Alessi, Parker
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4. COMPLIANCE

- a. **129 Hillside Road** Application of James A. Thompson to establish a second floor apartment and related site improvements. Neigh. Des. Dist.
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- b. **831 Fairfield Beach Road** Coastal Site Plan application of Tom and Patti Keegan for the construction of a single family dwelling.
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C. PUBLIC HEARING

- 1. **220 – 278 Pansy Road** Request of Ray Panigutti for 100% release of a \$7,815.00 bond pertaining to subdivision improvements. A Zone
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2. **1073 North Benson Road** Special Exception application of Fairfield University for athletic field and facility improvements. AA Zone
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3. **5151 Park Avenue** Special Exception application of Sacred Heart University for additions and renovations. R-3 Zone
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4. **960 Mill Hill Terrace** Subdivision application of Round Hill Road Associates, LLC for three (3) lots in an R-3 Zone.
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5. **5401 Park Avenue** Request of Sacred Heart University to review revisions to a building plan approved on March 27, 2012.
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