

TOWN PLAN AND ZONING COMMISSION

AGENDA: MAY 14, 2013

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** – April 23, and May 7, 2013
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- b. **682 Commerce Drive** Request of Paul Gustavson for 50% release of a \$19,430 bond pertaining to Special Exception improvements.
Des. Comm. Dist.
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2. NEW APPLICATIONS FOR RECOMMENDATION TO PUBLIC HEARING

- a. **5060 Congress Street** Resubdivision application of Lynn and Susan Rotando for two (2) lots in a AAA Zone.
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- b. **680 Stillson Road** Subdivision application of the estate of Joseph Cremona for two (2) lots in an A Zone.
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- c. **742 Kings Highway West** Special Permit application of J. Maxwell Soper for a two story garage/office building. Des. Comm. Dist.
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- d. **1262 Post Road** Special Permit application of 1262 Post Road Holdings, LLC for additions and alterations (former Post Office). Cent. Des. Dist.
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- e. **145 Brookside Drive** Subdivision application of Brookside Acres, LLC for three (3) lots in an A Zone.
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f. **3611 Post Road** Zone Change application of 3611 Post Road, LLC to establish a Designed Commercial District on land presently zoned Des. Ind. and Res. B.

g. **3611 Post Road** Special Permit application of 3611 Post Road, LLC for a new retail building.

h. **155 Woodrow Avenue** Resubdivision application of Theresa Demattia for two (2) lots in a B Zone.

3. OLD BUSINESS

a. **Zoning Regulation Amendment** Application of 185 Thorpe Street Corp., to amend Sections 10.7.2 and 10.12. P.H. 3/26, (LeClerc, Baratz, Jacobs, Jacobson, Soutar, Wagner, Alessi, Neiley, Parker) 4/2, (LeClerc, Baratz, Jacobson, Kennelly, Soutar, Wagner, Alessi, Neiley, Parker) 4/23 (LeClerc, Baratz, Jacobs, Jacobson, Kennelly, (partially) Soutar, Wagner, Alessi, Neiley, Parker and 5/7 (LeClerc, Baratz, Jacobs, Jacobson, Kennelly, (partially) Soutar, Wagner, Neiley, Parker. Exp. Date: 7/11/13

b. **185 Thorpe Street** Zone Change application of 185 Thorpe Street Corp., to establish a Designed Residence District on land presently zoned Designed Industrial District. P.H. 3/26, 4/2, 4/23, & 5/7 (same as above). Exp. Date: 7/11/13

c. **185 Thorpe Street** Special Permit and Coastal Site Plan application of 185 Thorpe Street Corp., pertaining to a sixty five (65) unit residential development. P.H. 3/26, 4/2, 4/23, & 5/7 (same as above). Exp. Date: 7/11/13

4. COMPLIANCES

a. **3671 Post Road** Application of Michael Cusato on behalf of Wafu Asian Bistro for 150 square feet of outdoor dining. Des. Comm. Dist.

c. **54 Miller Street** Application of Bryan Vasser for a ground sign. Cent. Des. Dist.

C. PUBLIC HEARING

1. **4670 Congress Street** Special Exception application of St. Timothy's Church for a one story addition. AAA Zone

2. **2428 Easton Turnpike** Special Exception application of Cambridge Manor Realty, LLC for additions and alterations to an existing convalescent facility. R-3 Zone

3. **50 Chatham Road** Resubdivision application of 50 Development, LLC for three (3) lots in an R-2 Zone.
