

**TOWN PLAN AND ZONING COMMISSION
FAIRFIELD, CONNECTICUT
NOTICE OF PUBLIC HEARING – MARCH 23, 2021**

The Town Plan and Zoning Commission of the Town of Fairfield, Connecticut hereby gives notice of a public hearing to be held on Tuesday, March 23, 2021, at 6:30 p.m. via video conference / teleconference.

**MEMBERS OF THE PUBLIC: IN LIGHT OF COVID-19, AND
PURSUANT TO EXECUTIVE ORDER 7B, THE TOWN IS
CONDUCTING THIS MEETING VIA WEBEX**

TO JOIN: <https://tofit.my.webex.com/meet/community>

For phone access dial -1-510-338-9438, access code 126 944 3035

Please Note:

- ✓ If you call to listen, you will not be heard by the board members and there will be no live public comment until called for by the Chair during the public hearing portion of the meeting. The public is encouraged to send their comments before the meeting to the following email: tpzcommission@fairfieldct.org.

ZONING REGULATION AMENDMENT

Application of Fairfield Medical, LLC proposing new Section 12.4.29 “Inclusionary Multi-Family Residential Use with a Housing Opportunity or Workforce Housing Component”.

ZONING COMPLIANCE

4185 Black Rock Turnpike Zoning Compliance application of Fairfield Medical, LLC pertaining to a 94-unit residential development pursuant to Section 8-30g of the CT General Statutes as shown on plan entitled “Merritt 44, 4185 Black Rock Turnpike Fairfield, CT”, dated 7/1/20 and prepared by Guedes Associates. Des Com. Dist.

https://fairfieldct.org/filestorage/10726/11028/12429/12436/102351/4185_Black_Rock_Turnpike_Master.pdf

(Continued from February 9, and February 23, and March 9, 2021)

ZONING REGULATION AMENDMENT

Application of 15 Unquowa Road, LLC to amend the following sections of the Zoning Regulations: Section 12 (Regulations for the Center Designed Business District)

12.3.16 To eliminate the 50 percent total building area limit for residential use and reduce the the minimum dwelling units size from 750 to 450 square feet.

12.7.4 To modify height from 5 stories and 50 feet to 4 stories and 55 feet with a minimum ground story height of 15 feet.

12.7.5 Increase maximum total permitted floor area from 200 percent of lot area to 300 percent.

12.7.6.1 To allow a zero street line setback on Unquowa Road and Sanford Street.

12.7.6.2 To allow a zero side yard setback from both side yards.

12.7.6.6 To eliminate additional setback required for building heights above 30 feet.

28.6.1 To reduce required parking from the lesser of one space per bedroom or 1.5 spaces per unit to the lesser of one space per bedroom or 1.25 spaces per unit.

SPECIAL PERMIT

15 Unquowa Road Special Permit application of 15 Unquowa Road, LLC pertaining to the construction of a mixed use commercial and residential building as shown on plans entitled “Forest Commons Building 15 Unquowa Road & Sanford Street Fairfield, CT”, dated 8/13/20 and Prepared by Guedes Associates Inc. Center Designed Business District

https://fairfieldct.org/filestorage/10726/11028/12429/12436/105205/15_UnquowaRdApplicationPackage.pdf

Dated at Fairfield, Connecticut this 12th day of March, 2021.

TOWN PLAN AND ZONING COMMISSION

Matt Wagner, Chairman
Meg Francis, Secretary
James Wendt, Acting Clerk