

**TOWN PLAN AND ZONING COMMISSION  
FAIRFIELD, CONNECTICUT  
NOTICE OF PUBLIC HEARING – JANUARY 12, 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, January 12, 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](mailto:tpzcommission@fairfieldct.org).

ZONING REGULATION AMENDMENT

**Zoning Regulation Amendment** Application of Primrose Development, LLC to amend Section 10.0 of the Zoning Regulations (Regulations for Designed Residence District):

**10.6.14** Where the underlying zone is R3 and a qualifying parcel of land contains a minimum lot area of at least two (2) acres at the time of adoption of this paragraph within 150 feet of an entrance/exit ramp to the Merritt Parkway, the maximum allowable dwelling unit density shall be Fifty (50) bedrooms per acre with a maximum residential unit count of 90 and no dwelling unit containing more than two (2) bedrooms. Not less than Fifteen percent (15%) of the dwelling units created under Section 10.6.14 shall be Below Market Rate (BMR) units, affordable to households earning not more than Eighty percent (80%) of the median household income for the Bridgeport, CT HUD Metro Fair Market Rent Area (HMFA). Subject to the requirements of Section 10.17. BMR units shall be comparable in average size of market rate units and shall be reasonably distributed throughout the project.

**10.9.4** In developments qualifying under Section 10.6.14, all dwelling units can be contained within a single building.

**10.11** Height: No building or other structure shall exceed a height of three (3) stories or forty feet, whichever is less, except in developments qualifying under Section 10.6.14, no building or other structure shall exceed a height of fifty (50) feet.

**10.12 Coverage and Bulk:** In developments qualifying under Section 10.6.14, the aggregate lot coverage of all buildings and structures shall not exceed fifty percent (50%) of the entire parcel and the total floor area of all buildings and other structures on any lot shall not exceed One hundred (100) percent of the area of the lot.

**10.14 Storage and Off-Street Parking and Loading:** All storage of supplies and refuse shall be located in a building or in enclosed containers. Off-street parking and loading spaces shall be provided in accordance with Section 28 of the Zoning Regulations, except in developments qualifying under Section 10.6.14, the number of spaces required for residential use shall be one and one half (1.50) parking spaces for each unit along with spaces equal to ten percent (10.0%) of the total number of units for visitor parking.

#### ZONE CHANGE

**5545 Park Avenue** Application of Primrose Development, LLC to establish a Designed Residence District on land presently zoned R3 bounded and described as follows:

Northwest: 601.0 feet along the Merritt Parkway ( CT ROUTE 15)

Southeast: 546.4 feet along land now or formerly Bridgeport Roman Catholic Diocesan Corporation.

Northeast: 200.4 feet along Park Avenue

Southwest: 186.5 feet along land now or formerly Bridgeport Roman Catholic Diocesan Corporation.

#### SPECIAL PERMIT

**5545 Park Avenue** Special Permit application of Primrose Development, LLC pertaining to the construction of an 80-unit residential development, as shown on plans entitled “North Park Residential, 5545 Park Ave, Fairfield, CT”, dated 12/10/19 and prepared by Guedes Associates, Architects.

THIS HEARING IS CONTINUED FROM NOVEMBER 10, 2020

Dated at Fairfield, Connecticut this 28th day of December, 2020.

#### TOWN PLAN AND ZONING COMMISSION

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