

**TOWN PLAN AND ZONING COMMISSION  
FAIRFIELD, CONNECTICUT  
NOTICE OF PUBLIC HEARING – JUNE 14, 2011**

The Town Plan and Zoning Commission of the Town of Fairfield, Connecticut hereby gives notice of a public hearing to be held on Tuesday, June 14, 2011 at 8:15 p.m., in McKinley School, 60 Thompson Street, Fairfield, Connecticut to consider the following:

**SPECIAL PERMIT**

**2307 Post Road** Special Permit, Sections 24.0 and 25.0 and Coastal Site Plan application of One Sasco Hill, LLC pertaining to the construction of a two-story commercial building as shown on plans entitled: “Proposed Office Building, One Sasco Hill, LLC” dated February 28, 2011 and prepared by Hammons, LLC. Des. Comm. Dist.

(continued from May 10, May 24, 2011)

**ZONE CHANGE**

In accordance with the recommendations of the Commerce Drive Area Study, approved by the Town Plan and Zoning Commission on May 3, 2011, the following properties are proposed to be changed from Designed Industrial District to Designed Commercial District:

Meadow Street: #'s 278, 332, 360, 361, 379, 391, 411, 418, 421, 433, 447, 451

New England Avenue: # 235

Kings Highway Cutoff: #'s 80, 90, 100, 142, 154, 178, 187, 278, 320

Commerce Drive: #'s 569\*, 572, 575, 600, 682, 730, 770

Black Rock Turnpike: #'s 40\*, 111, 201, 250, 306, 322, 348, 356

Duka Avenue: #'s 33, 55, 63, 75

Frank Street: #'s 34, 35

Timko Street: # 71

Kings Highway: #'s 1383, 1397, 1427, 1436, 1443, 1455, 1475, 1501, 1525

(\* portion of the property)

The area subject to the zone change is bounded and described as follows:

**Area 1**

Beginning at the centerline of Kings Highway Cutoff 1,000'± easterly of the intersection of Grasmere Avenue thence;

Northeasterly: along the centerline of the CT Turnpike, a distance of 2,380'± to the centerline of Kings Highway Cutoff thence;

Southwesterly: along the centerline of Kings Highway Cutoff, a distance of 1,280'± to a

point, thence;

Southeasterly: along Kings Highway Cutoff and parcel 171 on Assessor's Map #80, a distance of 275'± to a point, thence;

Southwesterly: along parcel 171 on Assessor's Map #80, a distance of 156'± to a point thence;

Northwesterly: along parcel 171 on Assessor's Map #80 and Kings Highway Cutoff, a distance of 285'± to the centerline of Kings Highway Cutoff thence;

Southwesterly: along the centerline of Kings Highway Cutoff, a distance of 850'± to the point of the beginning

## **Area 2**

Beginning at the northeasterly corner of the intersection of Kings Highway and Commerce Drive thence;

Northerly: along parcel 157 on Assessor's Map 80, a distance of 110'± to a point, thence;

Northeasterly: along an irregular line following parcels 157, 156 and 155 on Assessor's Map 80, a distance of 460'± to a point thence;

Easterly: along parcel 55 on Assessor's Map 80, a distance of 290'± to the northerly streetline of Commerce Drive, thence;

Southwesterly: along the northerly streetline of Commerce Drive, a distance of 620'± to the point of the beginning;

## **Area 3**

Beginning at the centerline of Kings Highway, a distance of 200'± northwesterly of the centerline northeasterly of the centerline of Vermont Ave thence;

Northerly: along the centerline of Kings Highway, a distance of 700'± to a point thence;

Northwesterly: along Kings Highway and the centerline of Rhode Island Ave, a distance of 200'± to a point thence;

Northeasterly: along Rhode Island Ave and parcels 165 and 164 on Assessor's Map 80, a distance of 140'± to a point thence;

Southeasterly: along parcel 164 on Assessor's Map 80 and Kings Highway, a distance of 150'± to the centerline of Kings Highway, thence;

- Northerly: along the centerline of Kings Highway, a distance of 280'± to a point thence;
- Southeasterly: along Kings Highway and parcels 40 and 38 on Assessor's Map 80, a distance of 185'± to a point thence;
- Southerly: along parcel 38 on Assessor's Map 80, a distance of 120'± to a point thence;
- Northeasterly: along an irregular line following parcels 49-B, 49-A, 711 and 665 on Assessor's Map 80, a distance of 1,190'± to the centerline of Black Rock Turnpike thence;
- Northwesterly: along the centerline of Black Rock Turnpike, a distance of 800'± to the centerline of the Southerly branch of Kings Highway thence;
- Northwesterly: along the southerly branch of Kings Highway and the centerline of Johnson Drive, a distance of 280'± to a point thence;
- Southeasterly: along Johnson Drive, the centerline of Duka Ave and projecting a total distance of 1,940'± to Ash Creek thence,
- Southwesterly: along Ash Creek, a distance of 250'± to the westerly streetline of Black Rock Turnpike thence;
- Northwesterly: along the westerly streetline of Black Rock Turnpike, a distance of 160'± to a point thence;
- Southwesterly: along parcel 4 on Assessor's Map 80, a distance of 90'± to a point thence;
- Northwesterly: along parcel 4 on Assessor's Map 80 and across the railroad right of way, a distance of 780'± to the northerly boundary of the railroad right of way, thence
- Southwesterly: along the northerly boundary of the railroad right of way, a distance of 1,850'± to a point thence;
- Northwesterly: along parcel 50 on Assessor's Map 128 and Kings Highway, a distance 40'± to the point of the beginning.

### **ZONE OVERLAY**

On May 3, 2011, the Town Plan and Zoning Commission approved a new zoning district entitled: "Commerce Drive Area Designed District". The Commerce Drive Area

Designed District is an overlay zone. The permitted uses are these that are permitted in the underlying district shall apply is bonded and described as follows:

Beginning at the centerline of Kings Highway at the intersection of Grasmere Ave thence;

Northeasterly: along the centerline of Kings Highway, a distance of 2,050'± to a point thence;

Northwesterly: along Kings Highway and the centerline of Rhode Island Ave, a distance of 200'± to a point thence;

Northwesterly: along Rhode Island Ave and parcels 165 and 164 on Assessor's Map 80, a distance of 140'± to a point thence;

Northwesterly: along parcels 173 and 171 on Assessor's Map 80, and Kings Highway Cutoff, a distance of 570'± to a point thence;

Southwesterly: along the centerline of Kings Highway Cutoff, a distance of 870'± to a point thence;

Northwesterly: along an irregular line along Kings Highway Cutoff, parcel 140 on Assessor's Map 128, Meadow Street and the CT Turnpike right of way, a distance of 502'± to the centerline of the CT Turnpike thence;

Northeasterly: along the centerline of the CT Turnpike, a distance of 2,395'± to the centerline of Kings Highway Cutoff thence;

Northwesterly: along the centerline of Kings Highway Cutoff and the centerline of Black Rock Turnpike, a distance of 370'± to a point thence;

Northeasterly: along Black Rock Turnpike and the centerline of Castle Avenue, a distance of 890'± to a point thence;

Southeasterly: along Castle Avenue and parcel 177 on Assessor's Map 79 and Kings Highway East, a distance of 410'± to a point thence;

Southwesterly: along an irregular line being the southern boundary of the Designed Commercial District, a distance of 830'± to the centerline of Kings Highway East thence;

Southeasterly: along the centerline of Kings Highway East, a distance of 100'± to the centerline of the CT Turnpike thence;

Northeasterly: along the centerline of the CT Turnpike, a distance of 1,940'± to a point

thence;

Southeasterly: along the CT Turnpike and the centerline of Berwick Court, a distance of 420' ± to the centerline of Commerce Drive thence;

Northeasterly: along the centerline of Commerce Drive, a distance of 45' ± to a point thence;

Southeasterly: along Commerce Drive and parcel 20 on Assessor's Map 80, a distance of 500' ± to the centerline of Metro North Rail right of way thence;

Southwesterly: along the centerline of the Metro North Rail right of way, a distance of 1,950' ± to a point thence;

Southeasterly: along a line parallel to and 220' easterly of Black Rock Turnpike, a distance of 930' ± to the centerline of Ash Creek thence;

Southwesterly: along the centerline of Ash Creek, a distance of 2,620' ± to a point thence;

Northwesterly: along Ash Creek and parcel 260 on Assessor's Map 130, a distance of 390' ± to the centerline of Kenwood Ave thence;

Southwesterly; along the centerline of Kenwood Ave, a distance of 100' ± to a point thence;

Northwesterly: along Kenwood Ave and parcel 12 on Assessor's Map 128, a distance of 125' ± to a point thence;

Southwesterly: along parcels 11, 10, 9, 8, 7, 6, 5, 4 and 3 on Assessor's Map 128, a distance of 500' ± to a point thence;

Northwesterly: along parcel 3 on Assessor's Map 128, Ardmore Street and parcel 27 on Assessor's Map 128, a distance of 310' ± to a point thence;

Southwesterly: along the southern boundary of the Metro North Railroad right of way, a distance of 300' ± to the centerline of Grasmere Ave thence;

Northwesterly: along the centerline of Grasmere Ave, a distance of 190' ± to the point of the beginning.

Dated at Fairfield, CT this 1<sup>st</sup> and 8<sup>th</sup> days of June, 2011

TOWN PLAN AND ZONING COMMISSION

Bryan LeClerc, Chairman  
Richard Jacobs, Secretary

Dolores Sansonetti, Clerk