

**TOWN PLAN AND ZONING COMMISSION
FAIRFIELD, CONNECTICUT
NOTICE OF PUBLIC HEARING – NOVEMBER 1, 2011
CONTINUANCE**

The Town Plan and Zoning Commission of the Town of Fairfield, Connecticut hereby gives notice of a continuance of a public hearing to be held on Tuesday, November 1, 2011 at 7:30 p.m., in McKinley School, 60 Thompson Street, Fairfield, Connecticut to consider the following:

ZONE CHANGE

4185 Black Rock Turnpike Application of New Way Associates, LLC to establish a Neighborhood Designed District on land presently zoned Residence AAA located on the southerly side of Black Rock Turnpike just westerly of the Merritt Parkway being described as follows:

All that certain piece or parcel of land located in the Town of Fairfield, County of Fairfield and State of Connecticut shown on a map titled: "Layout Plan #4185 Black Rock Turnpike, Fairfield, Connecticut prepared for Fairfield Gateway, LLC dated July 7, 2010 revised March 3, 2011" prepared by The Huntington Company, LLC. Being more particularly bounded and described as follows:

Beginning at a point along the westerly Right of Way of The Merritt Parkway, being the common corner of land now or formerly (n/f) New Way Associates and (n/f) Fairfield Gateway, LLC as depicted on the above referenced map; said point being the true point of beginning.

Thence, Westerly a distance of 122'±; thence Northwesterly a distance of 113' ±; thence Westerly a distance of 218' ±; thence Northwesterly a distance of 152'±; thence Northerly a distance of 108±; along land now or formerly of New Way Associates;

Thence, Easterly a distance of 250'± along the southerly street line of Black Rock Turnpike;

Thence, Southerly a distance of 125'±; thence Easterly a distance of 259'± along land now or formerly of Fairfield Gateway, LLC;

Thence, Southerly a distance of 278'±; along the westerly Right of Way line of The Merritt Parkway to the point of the beginning.

Containing in all 80,472 square feet, more or less.

ZONING REGULATION AMENDMENT Application of New Way Associates, LLC to amend Section 12.10.3.2 of the Zoning Regulations as follows: **(bold text is proposed text)**

Section 12.10.3.2 Off street parking shall occur behind or on the side of the structures, allowing buildings to front partially or wholly on the sidewalk. Lighting fixtures throughout the parking field shall be complimentary to adjacent streetscape elements where applicable. **The Commission may adjust the aforesaid requirement to particular circumstances of lot lines, topography, soil conditions and site design while preserving the purpose and intent of this regulation.**

SPECIAL PERMIT

4185 Black Rock Turnpike Special Permit application of Fairfield Gateway, LLC pertaining to the consideration of a two-story medical office building as shown on plans entitled: "Proposed Medical Office Building for Fairfield Gateway, LLC 4185 Black Rock Turnpike, Fairfield, CT" dated August 9, 2011 and prepared by J.P. Franzen Associates Architects. Neigh. Des. Dist.

Copies of the proposed plans are on file in the office of the Town Plan and Zoning Commission, Sullivan Independence Hall, for public inspection. A copy of the Public Hearing Notice is on file in the office of the Town Clerk, Fairfield, Connecticut. At this hearing all persons will have the right to be heard. Attendance of the applicants or their representatives are required.

TOWN PLAN AND ZONING COMMISSION

Bryan LeClerc, Chairman
Richard B. Jacobs, Secretary
Dolores Sansonetti, Clerk