

ZONING COMMISSION
Town of New Fairfield
203-312-5646 Fax 203-312-3508

SPECIAL PERMIT APPLICATION

Application Number SP-21-011

Map: 24 Block: 8 Lot: 5

Please type or print:

Date: April 28, 2021

Applicant: SLR Consulting Inc.

Mailing Address: 99 Realty Drive, Cheshire, CT 06410

Project Address: 1 Brush Hill Road

Phone No: 203-271-1773

Owner (s) of Record: Northland Equity Holdings, LLC/Sound Equity Partners I, LLC
c/o Sound Management Properties, LLC

Address: 5520 Park Ave, WP-1-150, Trumbull, CT 06611

Phone No: 203-984-2999

Application is hereby made for Special Permit per section 8.2 pursuant to the following section (s) of the Zoning Regulations:

Sections 4.1, 4.2, 6.1, 6.2, 6.4

For the following purpose: Demolish previous hardware store building, replace pavement and curb, add site lighting and landscape islands, restripe parking,

add handicap accessible parking and crosswalks, install stormwater drainage and treatment.

In compliance with the requirements of the Zoning Regulations, I am hereby submitting the fee, plans, documents and additional information as required.

(x) Fee of **\$460.00*** as specified in Section 10.1.2C (\$200.00 application, \$60.00 State Surcharge and \$200.00 Two Legal Notice for Public Hearing and Results of Application Advertised in News Paper).

(x) Letter of authorization from property owner stating an agent may apply for permit. Signature on letter must be original not copied, facsimile or e-mail.

Ten (10) copies of site plans including a **A-2 SURVEY by a CT Land surveyor with existing and proposed percentage of impervious surfaces** together with existing proposed site improvements including building, parking landscaping access & egress and **proposed signage**. A-2 survey shall be drawn at a scale of at least 1" = 50', and shall be on sheets either 36" x 24", 18" x 12" or 18" x 24" (Check regulations for further details).

Ten (10) copies of a narrative report prepared by a Connecticut licensed engineer as required in Section 6.7 – Storm Water Management Plan.

Report from Health Department on adequacy of sewage disposal system and water supply. **Applicant to write letter requesting such report. Complete description of project to be included. *Report requested - see copy of letter attached.**

Proposed use(s) - written statement describing in detail proposed use(s).

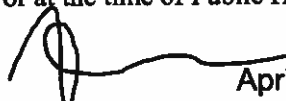
Traffic Study – Ten (10) copies if development anticipates the generation of more than one hundred (100) vehicular trips per day.

Report (s) from other Town Agencies (if required) as follows:

- | | |
|---|--|
| <input type="checkbox"/> Fire Marshal | <input type="checkbox"/> Town Engineer |
| <input type="checkbox"/> Inland Wetland Commission | <input type="checkbox"/> CT Department of Transportation |
| <input type="checkbox"/> Zoning Enforcement Officer | <input type="checkbox"/> Water Supply Committee |
| <input type="checkbox"/> Other Agency (please specify) _____ | |
| <input type="checkbox"/> Copy of additional information as follows: _____ | |

Applicant to write letter requesting such report. Complete description of project to be included.

Attach a list with the names and addresses of all adjacent property owners including those across any adjacent roadways. Submit proof that all such neighbors have been notified of this proposed activity. These letters shall be sent **CERTIFIED MAIL with RETURN RECEIPT**. Both certified mail receipt and return receipt shall be submitted to the Commission either before or at the time of Public Hearing.



April 28, 2021
Signature of owner (date)



April 28, 2021
Signature of Applicant (date)

****Fee does not include Zoning Permit Fee (issued by Zoning Enforcement Officer, if required.***
.....

For Office Use Only

This Application Complies Does Not Comply with the requirements of the zoning regulations.

Application Complete: _____ Yes _____ No

The application fails to comply as follows: _____

Comments: _____

Review by Zoning Enforcement Officer _____ Date _____

Date of Receipt by Zoning Commission: _____

Date of Scheduled Public Hearing: _____

Date of Commission Action: _____ Legal Notice Published _____

Application Approved Application Denied

Application Approved & Modified

Conditions: _____

**New Fairfield Shopping Center - 1 Brush Hill Road
List of Adjacent Property Owners**

PARCEL ID	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP	STREET ADDRESS
	480100 DANBURY CITY OF	155 DEER HILL AVE	DANBURY	CT	06810	1 RTE 37
	81400 NEW FAIRFIELD TOWN OF	4 BRUSH HILL RD	NEW FAIRFIELD	CT	06812	3 BRUSH HILL RD
	81300 NEW FAIRFIELD TOWN OF	4 BRUSH HILL RD	NEW FAIRFIELD	CT	06812	2 BRUSH HILL RD
	480400 TGH PROPERTIES LLC	2 BIGELOW RD	NEW FAIRFIELD	CT	06812	7 RTE 37
	486100 JAMIR LLC-JRP REALTY LLC C/O ALLIANCE ENERGY LLC TAX DEPT	15 NORTHEAST INDUSTRIAL ROAD	BRANFORD	CT	06405	94 RTE 37
	24 15 2.1 MAIN FIELDSTONE PLAZA ASSOCIATION	88 RT 37	NEW FAIRFIELD	CT	06812	88 RT 37
	486200 96 RTE 37 LLC C/O LORDAE MANAGEMENT	1 NEW KING STREET, SUITE 201	WEST HARRISON	NY	10604	96 RTE 37



April 28, 2021

Mr. Timothy Simpkins, M.A., R.S.
Director of Health
4 Brush Hill Road
New Fairfield, CT 06812

**Re: New Fairfield Shopping Center
Special Permit Application to the Zoning Commission**

Dear Mr. Simpkins:

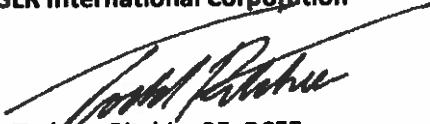
As a requirement of the Special Permit Application of the Zoning Commission, we are requesting a report from the New Fairfield Health Department regarding the adequacy of sewage disposal and water supply on the property of the New Fairfield Shopping Center at 1 Brush Hill Road.

A special permit application is being submitted to the Zoning Commission for proposed site improvements at the New Fairfield Shopping Center including partial demolition of the existing main building, stormwater drainage improvements, pavement replacement and restriping, and parking lot lighting and landscaping.

If you have any questions or concerns regarding the proposed work please feel free to contact me.

Sincerely,

SLR International Corporation



Todd D. Ritchie, PE, BCEE
Principal Civil Engineer

NEW FAIRFIELD SHOPPING CENTER PROPOSED SITE IMPROVEMENTS

1 BRUSH HILL ROAD NEW FAIRFIELD, CONNECTICUT

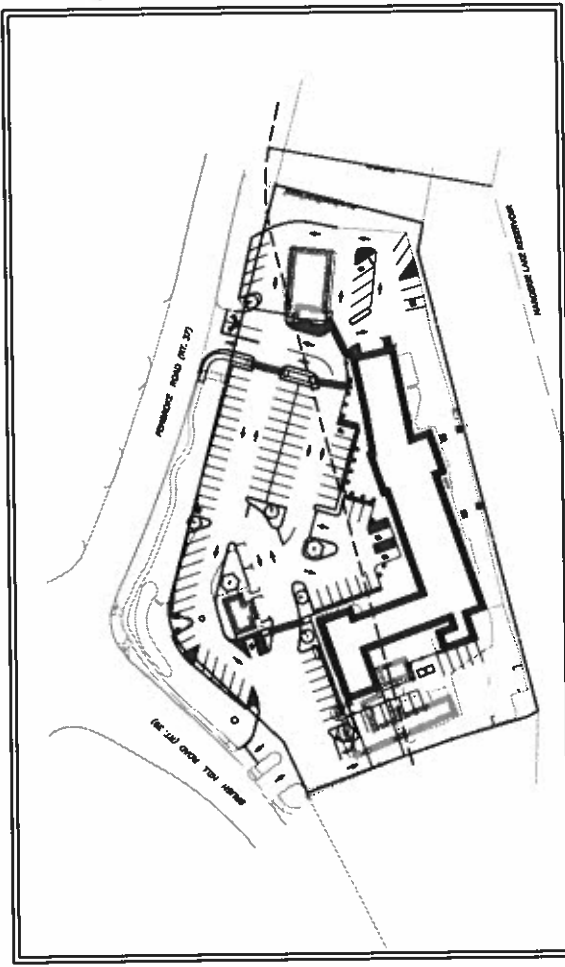
7047-01
APRIL 9, 2021
REVISED APRIL 28, 2021

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE "CONSTRUCTION MANUAL" FOR THE STATE OF CONNECTICUT, AND THE LATEST EDITIONS OF THE "CONSTRUCTION MANUAL" FOR THE STATE OF CONNECTICUT, AND THE LATEST EDITIONS OF THE "CONSTRUCTION MANUAL" FOR THE STATE OF CONNECTICUT.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE "CONSTRUCTION MANUAL" FOR THE STATE OF CONNECTICUT, AND THE LATEST EDITIONS OF THE "CONSTRUCTION MANUAL" FOR THE STATE OF CONNECTICUT, AND THE LATEST EDITIONS OF THE "CONSTRUCTION MANUAL" FOR THE STATE OF CONNECTICUT.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE "CONSTRUCTION MANUAL" FOR THE STATE OF CONNECTICUT, AND THE LATEST EDITIONS OF THE "CONSTRUCTION MANUAL" FOR THE STATE OF CONNECTICUT, AND THE LATEST EDITIONS OF THE "CONSTRUCTION MANUAL" FOR THE STATE OF CONNECTICUT.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE "CONSTRUCTION MANUAL" FOR THE STATE OF CONNECTICUT, AND THE LATEST EDITIONS OF THE "CONSTRUCTION MANUAL" FOR THE STATE OF CONNECTICUT, AND THE LATEST EDITIONS OF THE "CONSTRUCTION MANUAL" FOR THE STATE OF CONNECTICUT.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE "CONSTRUCTION MANUAL" FOR THE STATE OF CONNECTICUT, AND THE LATEST EDITIONS OF THE "CONSTRUCTION MANUAL" FOR THE STATE OF CONNECTICUT, AND THE LATEST EDITIONS OF THE "CONSTRUCTION MANUAL" FOR THE STATE OF CONNECTICUT.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE "CONSTRUCTION MANUAL" FOR THE STATE OF CONNECTICUT, AND THE LATEST EDITIONS OF THE "CONSTRUCTION MANUAL" FOR THE STATE OF CONNECTICUT, AND THE LATEST EDITIONS OF THE "CONSTRUCTION MANUAL" FOR THE STATE OF CONNECTICUT.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE "CONSTRUCTION MANUAL" FOR THE STATE OF CONNECTICUT, AND THE LATEST EDITIONS OF THE "CONSTRUCTION MANUAL" FOR THE STATE OF CONNECTICUT, AND THE LATEST EDITIONS OF THE "CONSTRUCTION MANUAL" FOR THE STATE OF CONNECTICUT.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE "CONSTRUCTION MANUAL" FOR THE STATE OF CONNECTICUT, AND THE LATEST EDITIONS OF THE "CONSTRUCTION MANUAL" FOR THE STATE OF CONNECTICUT, AND THE LATEST EDITIONS OF THE "CONSTRUCTION MANUAL" FOR THE STATE OF CONNECTICUT.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE "CONSTRUCTION MANUAL" FOR THE STATE OF CONNECTICUT, AND THE LATEST EDITIONS OF THE "CONSTRUCTION MANUAL" FOR THE STATE OF CONNECTICUT, AND THE LATEST EDITIONS OF THE "CONSTRUCTION MANUAL" FOR THE STATE OF CONNECTICUT.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE "CONSTRUCTION MANUAL" FOR THE STATE OF CONNECTICUT, AND THE LATEST EDITIONS OF THE "CONSTRUCTION MANUAL" FOR THE STATE OF CONNECTICUT, AND THE LATEST EDITIONS OF THE "CONSTRUCTION MANUAL" FOR THE STATE OF CONNECTICUT.

EROSION CONTROL NOTES CONTRACTOR RESPONSIBILITIES

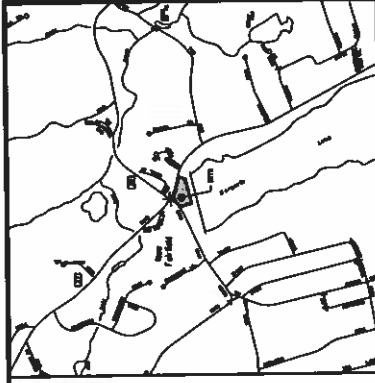
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.



PREPARED FOR:
NORTHLAND RETAIL ASSOCIATES, LLC
SOUND EQUITY HOLDINGS I, LLC

PROJECT SITE VICINITY MAP:
7047-01

PREPARED BY:
SLR
SOUND EQUITY HOLDINGS I, LLC
1100 MAIN STREET
SOUTH BEND, IN 46608



LOCATION MAP:
7047-01

LEGEND

SYMBOL	DESCRIPTION
— (solid line)	STREET LINE
— (dashed line)	PROPERTY LINE
— (double line)	EASEMENT
— (dotted line)	ELECTRIC SERVICE LINE
— (dash-dot line)	WATER SERVICE LINE
— (long-dash line)	SEWER SERVICE LINE
— (short-dash line)	RAIN WATER SERVICE LINE
— (dash-dot-dot line)	TELEPHONE SERVICE LINE
— (solid line with cross-ticks)	POWER LINE
— (solid line with diagonal-ticks)	ELECTRIC, TELEPHONE, CABLE
— (solid line with square-ticks)	UTILITY POLE
— (solid line with diamond-ticks)	TRUCK TRAIL
— (solid line with circle-ticks)	ROAD WAY
— (solid line with triangle-ticks)	EDGE OF ASPHALT DRIVE
— (solid line with diamond-ticks)	CHALK LINE
— (solid line with square-ticks)	UNDERPASS
— (solid line with circle-ticks)	WALL LINE

LIST OF DRAWINGS

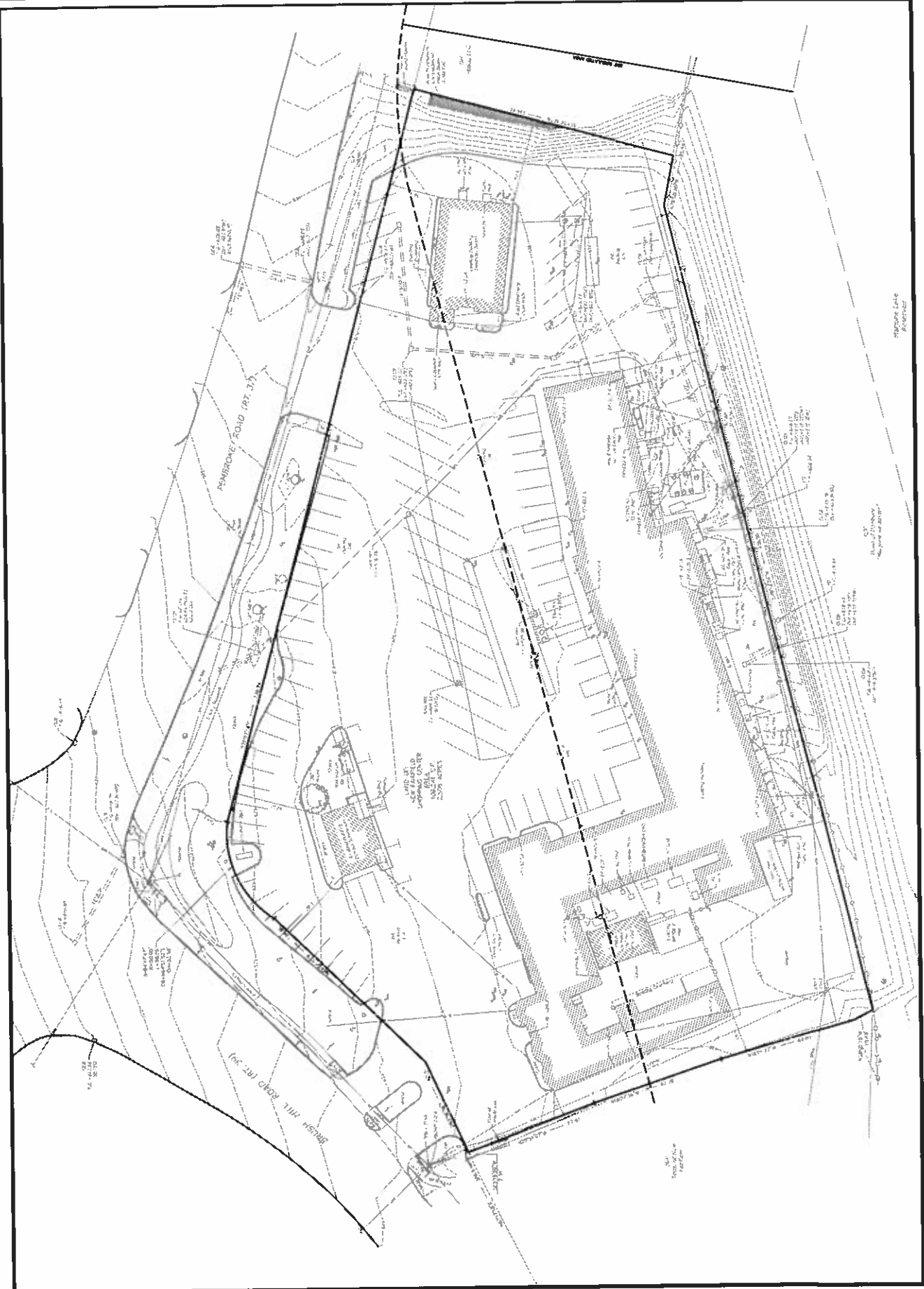
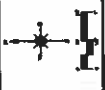
No.	DATE	TITLE
1	04/28/21	PROPOSED SITE IMPROVEMENTS
2	04/28/21	EXISTING CONDITIONS PLAN
3	04/28/21	RENOVALS PLAN
4	04/28/21	SITE PLAN
5	04/28/21	REMOVEMENT AND EROSION CONTROL SPECIFICATIONS AND DETAILS
6	04/28/21	SITE DETAILS
7	04/28/21	SITE DETAILS
1 OF 1		PHOTOGRAPHIC SURVEY

DATE: APRIL 8, 2021
TIME: 10:00 AM
SCALE: AS SHOWN

EXISTING CONDITIONS PLAN
NEW FARFIELD SHOPPING CENTER
PROPOSED SITE IMPROVEMENTS
1 BRUSH HILL ROAD
NEW HAVEN, CONNECTICUT

NO.	DESCRIPTION	DATE BY

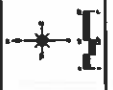
MILONE & MACBROOM
 ARCHITECTS
 200 WEST ST. SUITE 200
 NEW HAVEN, CT 06510
 TEL: 203.333.1111
 WWW.MILONE-MACBROOM.COM



DATE: APRIL 8, 2003
 DRAWN BY: [Name]
 CHECKED BY: [Name]

SITE PLAN
 NEW FARMFIELD SHOPPING CENTER
 PROPOSED SITE IMPROVEMENTS
 1 WESTERN HILL ROAD
 NEW FARMFIELD, CONNECTICUT

NO.	DESCRIPTION	DATE	BY



- SIGN LEGEND**
- ① INSTALL 31-1108
12' X 18'
 - ② INSTALL 41-2112
 - ③ INSTALL 41-2007
 - ④ INSTALL 31-1119
- SIGN SCHEDULE**
- ① INSTALL 31-0522
12' X 18'
 - ② INSTALL 41-2112
12' X 18'

DATE SCHEDULE

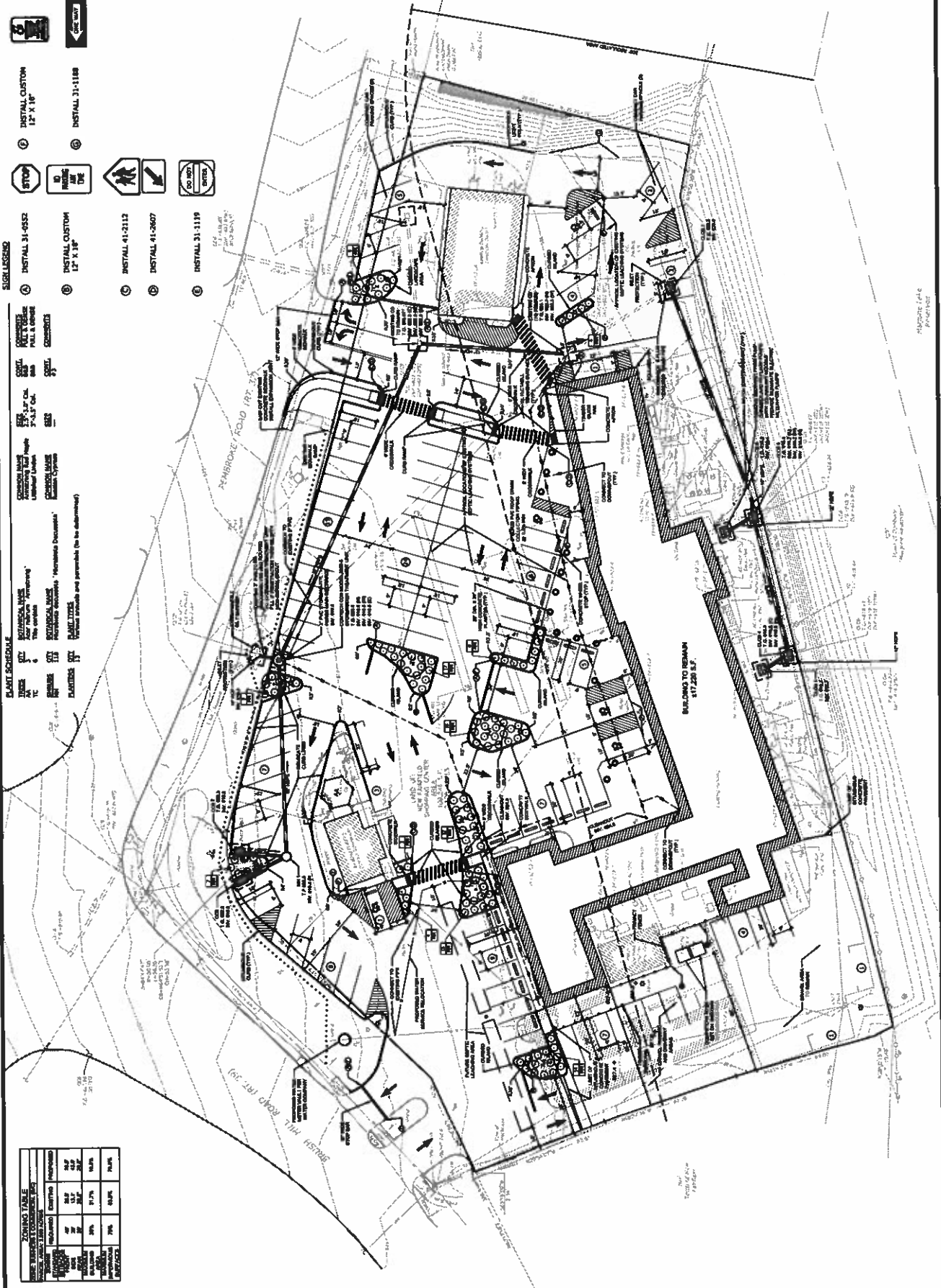
NO.	DESCRIPTION	DATE	BY

STATUS TABLE

NO.	DESCRIPTION	DATE	BY

PERMITS TABLE

NO.	DESCRIPTION	DATE	BY



APPROVED FOR CONSTRUCTION

DATE: APRIL 3, 2002

BY: [Signature]

PROJECT: NEW FAIRFIELD SHOPPING CENTER

LOCATION: NEW FAIRFIELD, CONNECTICUT

PROPOSED SITE IMPROVEMENTS

SEGMENT AND EROSION CONTROL SPECIFICATIONS AND DETAILS

MILONE & MACBROOM S.L.R.

Table with columns: DATE, DESCRIPTION, COMMENTS, BY, CHECKED BY, DATE.

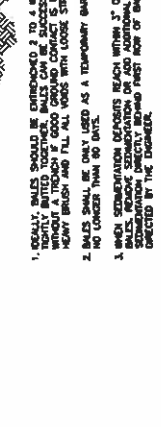
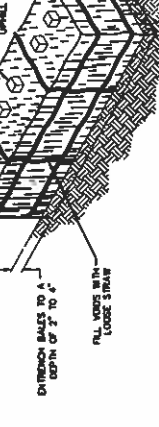
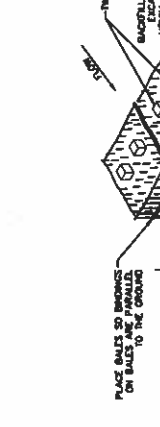
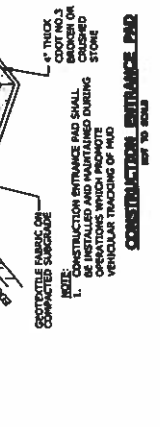
GENERAL NOTES: 1. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD...

CONSTRUCTION ENTRANCE PAD: 1. CONSTRUCTION ENTRANCE PAD SHALL BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD...

STAKED HAY BALES: 1. HAY BALES SHALL BE STAKED TO FORM A BARRIER TO PREVENT EROSION...

INLET PROTECTION: 1. INLET PROTECTION SHALL BE INSTALLED AT ALL CONCRETE AND ASPHALT INLETS...

STRAW WATTLES: 1. STRAW WATTLES SHALL BE INSTALLED AT ALL CONCRETE AND ASPHALT INLETS...

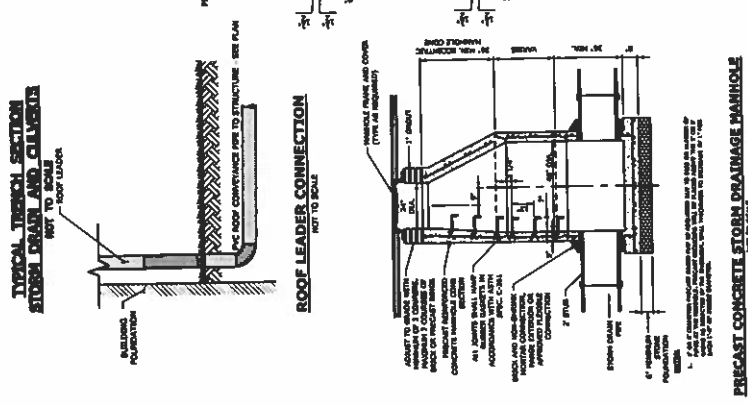
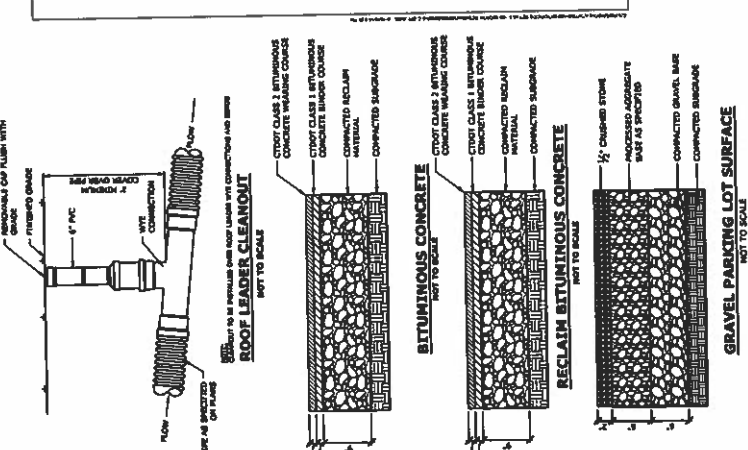
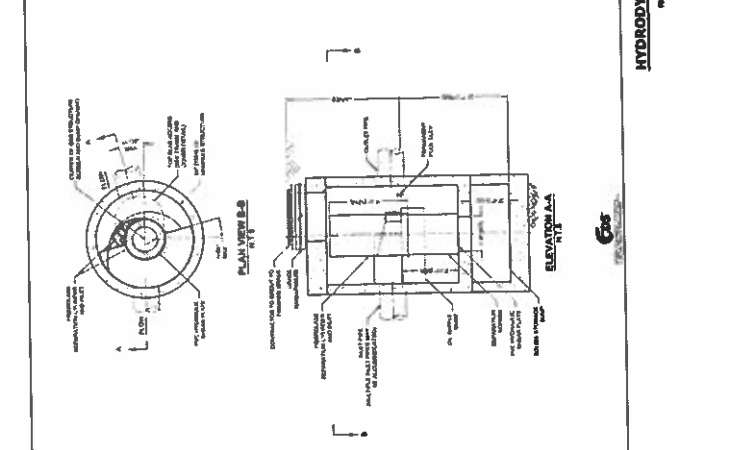
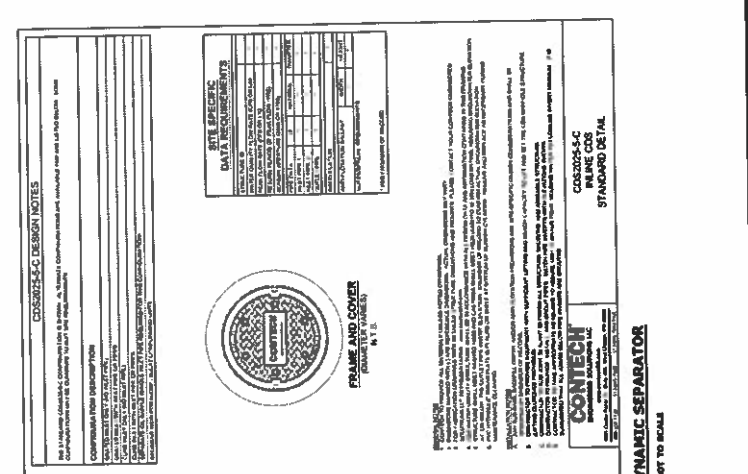
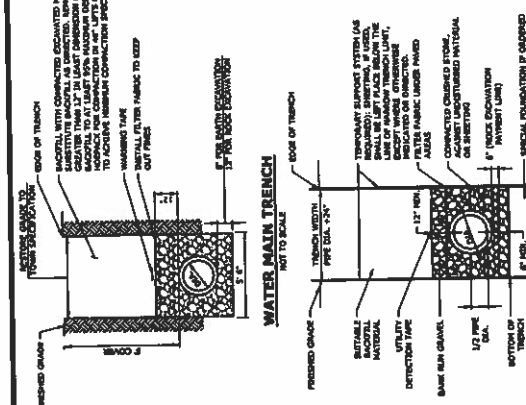
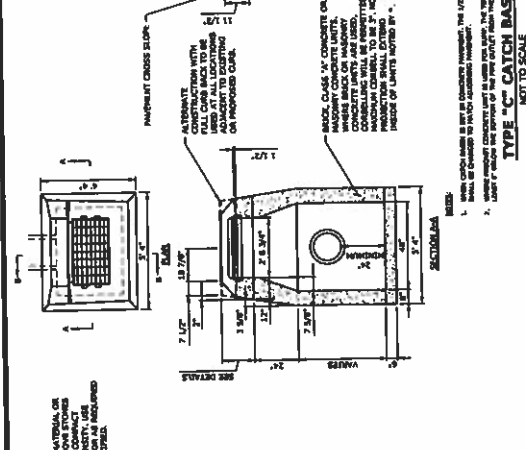
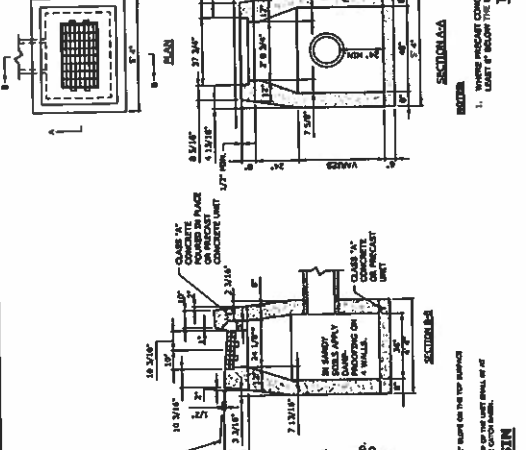
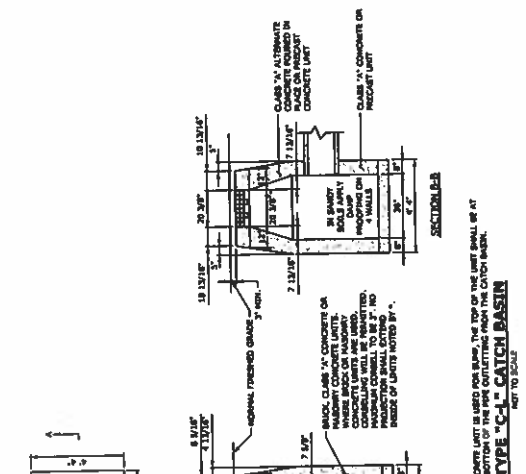


1. IDEALLY, BALES SHOULD BE EXTENDED 2 TO 4 FEET AND SPACED TO PROVIDE A BARRIER TO PREVENT EROSION...

Table with columns: EROSION CONTROL MEASURE, CONTROL OBJECTIVE, INSPECTION/MAINTENANCE, FAILURE INDICATORS, REMEDIAL ACTION.

NEW FAIRFELD SHOPPING CENTER
PROPOSED SITE IMPROVEMENTS
1 BUSHY HILL ROAD
NEW FAIRFIELD, CONNECTICUT
DATE BY
DESCRIPTION
REVISION

SLR
SURVEILLANCE
LANDSCAPE ARCHITECTURE
PLANNING



CONSTRUCTION NOTES

1. TYPE 'C' PRECAST CONCRETE UNIT IS USED FOR BASIN. THE TOP OF THE UNIT SHALL BE AT LEAST 8" ABOVE THE BOTTOM OF THE PIPE OUTLETTING FROM THE CATCH BASIN.
2. TYPE 'C' PRECAST CONCRETE UNIT IS USED FOR BASIN. THE TOP OF THE UNIT SHALL BE AT LEAST 8" ABOVE THE BOTTOM OF THE PIPE OUTLETTING FROM THE CATCH BASIN.
3. TYPE 'C' PRECAST CONCRETE UNIT IS USED FOR BASIN. THE TOP OF THE UNIT SHALL BE AT LEAST 8" ABOVE THE BOTTOM OF THE PIPE OUTLETTING FROM THE CATCH BASIN.

CONSTRUCTION NOTES (continued)

4. TYPE 'C' PRECAST CONCRETE UNIT IS USED FOR BASIN. THE TOP OF THE UNIT SHALL BE AT LEAST 8" ABOVE THE BOTTOM OF THE PIPE OUTLETTING FROM THE CATCH BASIN.
5. TYPE 'C' PRECAST CONCRETE UNIT IS USED FOR BASIN. THE TOP OF THE UNIT SHALL BE AT LEAST 8" ABOVE THE BOTTOM OF THE PIPE OUTLETTING FROM THE CATCH BASIN.
6. TYPE 'C' PRECAST CONCRETE UNIT IS USED FOR BASIN. THE TOP OF THE UNIT SHALL BE AT LEAST 8" ABOVE THE BOTTOM OF THE PIPE OUTLETTING FROM THE CATCH BASIN.

CONSTRUCTION NOTES (continued)

7. TYPE 'C' PRECAST CONCRETE UNIT IS USED FOR BASIN. THE TOP OF THE UNIT SHALL BE AT LEAST 8" ABOVE THE BOTTOM OF THE PIPE OUTLETTING FROM THE CATCH BASIN.
8. TYPE 'C' PRECAST CONCRETE UNIT IS USED FOR BASIN. THE TOP OF THE UNIT SHALL BE AT LEAST 8" ABOVE THE BOTTOM OF THE PIPE OUTLETTING FROM THE CATCH BASIN.
9. TYPE 'C' PRECAST CONCRETE UNIT IS USED FOR BASIN. THE TOP OF THE UNIT SHALL BE AT LEAST 8" ABOVE THE BOTTOM OF THE PIPE OUTLETTING FROM THE CATCH BASIN.