

APPLICATION OR APEAL#: # 28-21

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

Please check appropriate box(es) Variance Appeal of Cease & Desist

ZONING BOARD OF APPEALS
JUN 24 2021
PROPOSAL

1) Applicant: Christina Mattoon
Mailing Address: 5 Bogus Hill Rd
NW Fairfield Ct Phone#: 203-247-6623
Email: christylmattoon@gmail.com

2) Premises located at: 52A Gillette Rd on the (S) (N S E W) side of the street
at approx. 1500' feet (N S E W) from Eastlake Rd (nearest intersecting road).

3) Property Owner Name: Town of New Fairfield Parks & Rec
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 23 Block No.: 16 Lot No.: 11.2A

5) Zone in which property is located: R-88 Area of Lot: 7.13 acres

6) Dimensions of Lot: Frontage: 99' Average Depth: 600'

7) Do you have any Right of Ways or Easements on the property? No

8) Is the property within 500 feet of Danbury, Sherman or New York State? No

9) Have any previous applications been filed with ZBA on this property? Yes

If so, give dates and application numbers: _____

10) Proposal for which variance is requested: Build Pavilion in large dog area
of New Fairfield Dog Park, size 12' x 20'

Hardship: Nonconforming to R-88 lot due to New Fairfield
Zoning Regulations with residential districts

11) Date of Zoning Commission Denial: May 25, 2021

12) Variance(s) Requested: USE DIMENSIONAL

Zoning Regulations (sections): See attached Non-Compliance Letter

Setbacks Requested: Front to: NR Rear to: NR
Side to: NR Side to: NR

#3

13) Use to be made of property if variance is granted: Accessory to Dog Park

14) If this Application relates to a Cease and Desist Order then this application must be made within 30 Days
of the issue date of that Cease and Desist Order. CEASE & DESIST ORDER DATE: _____

SIGNATURE OF OWNER OR AGENT: C. L. Mattoon DATE: 5/21/21

received
5-21-21(e)

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan White, Zoning Enforcement Officer

DATE: May 25, 2021

PROPERTY OWNER: Town of New Fairfield

PROPERTY ADDRESS: 52A Gillotti Road

APPLICANT/AGENT: Christina Mattoon

MAILING ADDRESS: 5 Bogus Hill Road

ZONING DISTRICT: R-88 **MAP:** 23 **BLOCK:** 16 **LOT:** 11.2A

Please be advised that the applicant would like to build a pavilion in large dog area of New Fairfield Dog Park, size 12' x20'.

Review of the New Fairfield Zoning Regulations indicated that the above proposal fails to meet the following Zoning Requirements:

Sections:

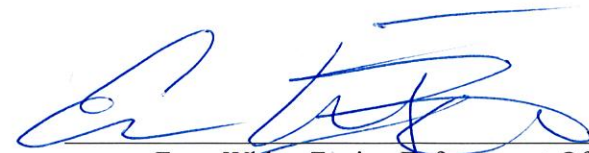
3.0.8-Gazebos (A+B+D+E)

3.1.3-Uses Permitted As of Right (A)

THE INFORMATION ON THIS REPORT IS TO GUIDE THE APPLICANT/PETITIONER AND THE ZONING BOARD OF APPEALS TO APPLY FOR VARIANCES AND/OR OTHER RELIEF, AND IS BASED ON REPRESENTATIONS MADE BY THE PROPERTY OWNER/APPLICANT.

THE OWNER/APPLICANT SHALL BE RESPONSIBLE FOR ANY DECISION MADE FROM RELIANCE ON THIS FORM AND IT SHALL NOT CREATE LIABILITY ON THE PART OF ANY OFFICER OR THE TOWN OF NEW FAIRFIELD.

IN COMPLEX MATTERS, THE OWNER/APPLICANT MAY WISH TO SECURE THE SERVICES OF AN ATTORNEY.


Evan White, Zoning Enforcement Officer
Town of New Fairfield



THE TOWN OF NEW FAIRFIELD

First Selectman
4 Brush Hill Road, New Fairfield, CT 06812
PH: 203-312-5600 FAX: 203-312-5610
www.newfairfield.org

May 17, 2021

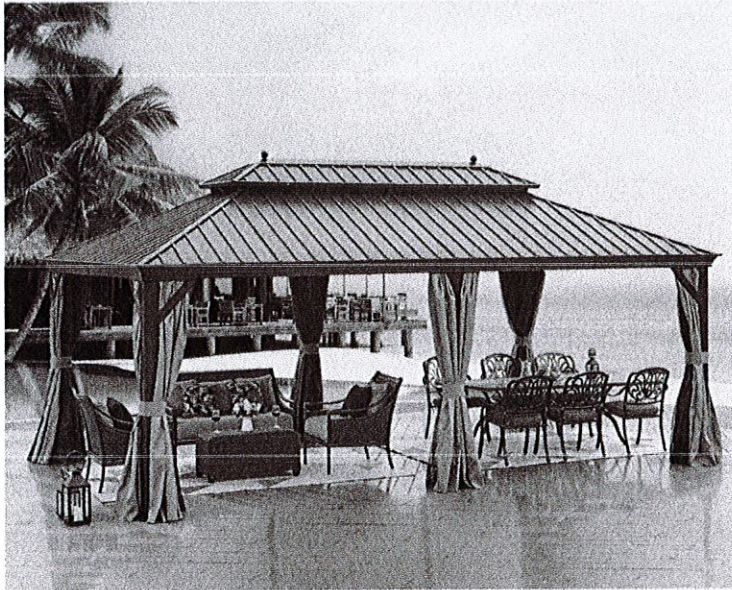
To Whom It May Concern,

The New Fairfield Dog Park Pavilion Project team is authorized to represent the Town of New Fairfield before all appropriate town boards and commissions as part of the regulatory process associated with the project to be located at 52A Gillotti Road.

Sincerely,

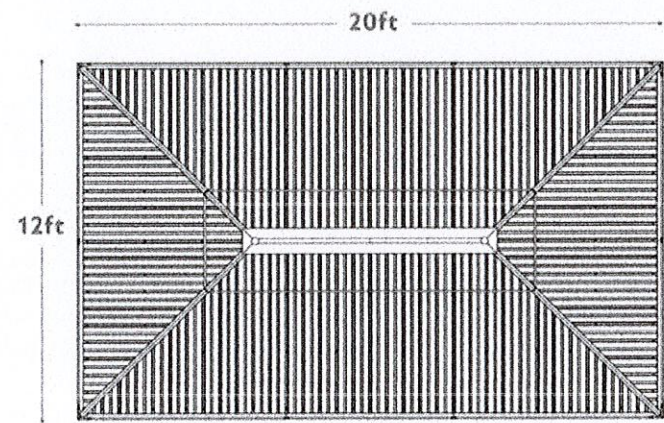
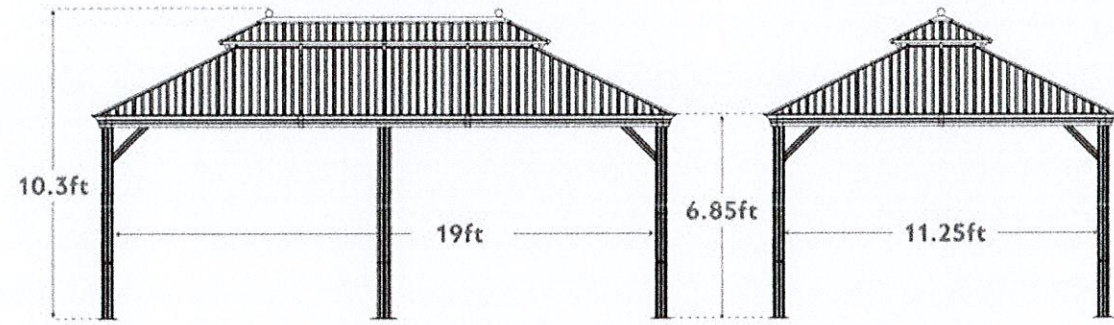
Patricia Del Monaco
First Selectman
Town of New Fairfield

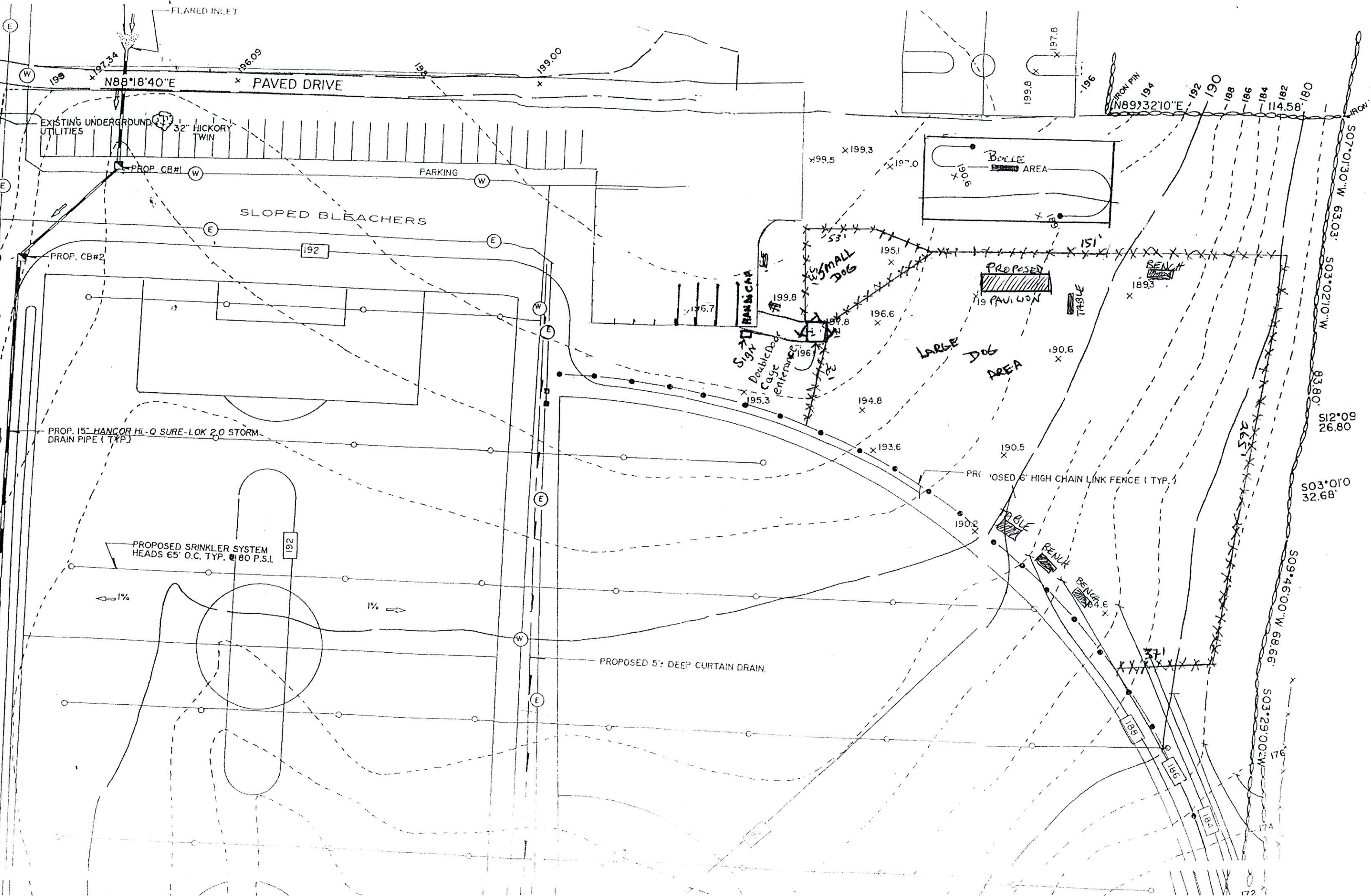
MELLCOM Hardtop Gazebo 12' X 20' Galvanized Steel Outdoor Gazebo Canopy Double Vented Roof Pergolas Aluminum Frame with Netting and Curtains for Garden,Patio,Lawns,Parties



Brand: MELLCOM

- **[GALVANIZED STEEL ROOF]** - Beautiful hard metal top instead of normal fabric or polycarbonate material. Compare to a traditional soft top, this kind of gazebo roof is strong enough to withhold any heavy snow and offer unbeatable stability in windy conditions.
- **[DOUBLE TOPS DESIGN]** - Outdoor gazebo has ventilated double tops provide safety from harmful UV rays while the unique design allows wind to pass through. Hardtop gazebos for patios can tolerate high summer temperatures and withstand UV rays, provides you plenty of cool shade to enjoyment.
- **[RUSTPROOF ALUMINUM FRAME]** - Sturdy powder-coated rust-resistant hardtop gazebo frame, very stable and sturdy, built with 4.7"x4.7" triangular aluminum stand pole, much bigger and stronger than standard models. All materials are built to last, never becoming rusty or deformed.
- **[NETTING & CURTAINS]** - Fully enclosed zippered double layer sidewall protect you from UV rays while adding more privacy. Gazebo canopy also has a double track system which allows you to slide each layer with ease. Netting zipper at four sides to give your family and children safe and cozy surroundings.
- **[WATER GUTTER DESIGN]** - Unique design allows rainwater to flow from the edge of the aluminum Gazebo top frame into the pole and then to the ground. Reduce troubles and worries during the rainy season. Targeted design to keep the gazebo always in excellent condition and extend the service life.





FLARED INLET

N88°18'40"E
PAVED DRIVE

EXISTING UNDERGROUND UTILITIES
32" HICKORY WIN

PROP. CB#1
PARKING

SLOPED BLEACHERS

PROP. CB#2

SIGN RANICHA
DOUBLE DOOR CAGE ENTRANCE

SMALL DOG

LARGE DOG AREA

PROPOSED PAULON

TABLE

BOLLE AREA

PROP. 15" HANCOR HI-O SURE-LOK 2.0 STORM DRAIN PIPE (TYP.)

PROPOSED SRINKLER SYSTEM
HEADS 65' O.C. TYP. @ 80 P.S.I.

1%

1%

PROPOSED 5' DEEP CURTAIN DRAIN.

PROPOSED 6' HIGH CHAIN LINK FENCE (TYP.)

TABLE

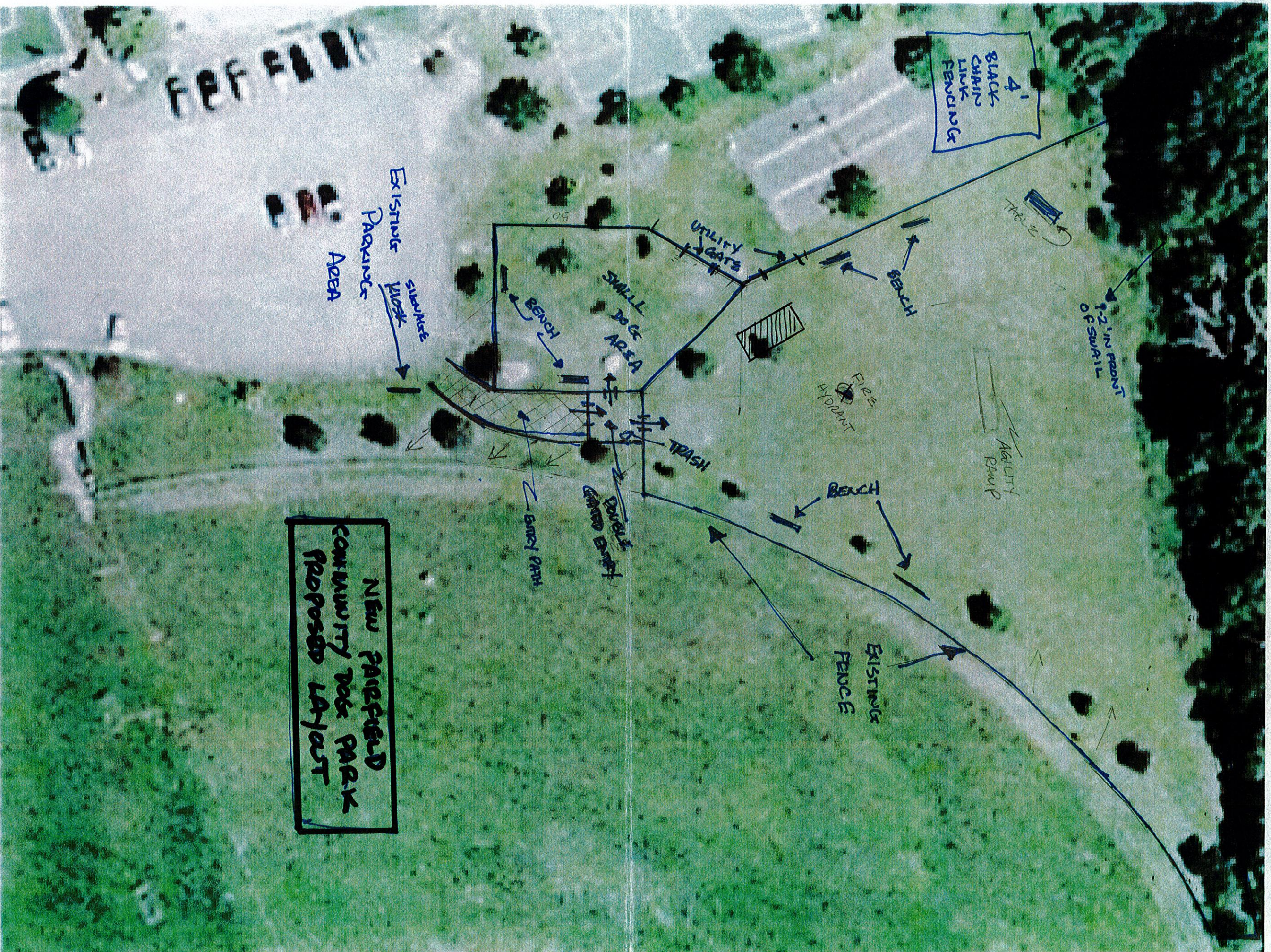
BENCH

BENCH

BENCH

S07°01'30"W 63.03'
S03°02'10"W 83.80'
S12°09' 26.80'
S03°01'0 32.68'

S09°46'00"W 68.66'
S03°29'00"W 32.68'



**NEW PAINEFIELD
COMMUNITY DOG PARK
PROPOSED LAYOUT**

**4'
BLACK
CHAIN
LINK
FENCING**

**EXISTING
PARKING
AREA**

**SMALL
DOG
AREA**

**UTILITY
GATE**

**FIRE
HYDRANT**

**ADULTY
PUMP**

BENCH

TRASH

ENTRY PATH

**DOUBLE
ENTRY**

**EXISTING
FENCE**

**12' IN FRONT
OF SWATH**

50'

TABLE

BENCH