

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

**SPECIAL PERMIT APPLICATION**

Application Number \_\_\_\_\_

Map: 11 Block: 2 Lot: 28

Please type or print:

Date: \_\_\_\_\_

Applicant: Paul E. Denaro

Mailing Address: 69 Bogus Hill Road

Project Address: 69 Bogus Hill Road

Phone No: 1-917-239-4327

Owner (s) of Record: Paul E. & Amanda C. Denaro

Address: 69 Bogus Hill Road

Phone No: 1-917-239-4327

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

6.4 Excavation, Removal, Filling, and Grading of Earth Material

For the following purpose: Raise grade with gravel fill and retaining walls less than 6 feet high in connection with minor improvements to residential property within 300 feet of 440 line surrounding Candlewood Lake

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.**

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

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 |
| Pending | <input checked="" 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.

 7/3/21  
Signature of owner (date)

 7/3/21  
Signature of Applicant (date)

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

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**For Office Use Only**

This Application Complies with regulations.       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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Attachment

Per Section 8.2.3. Application Requirements

**E. Proposed Uses. The application shall include a written statement describing in detail the proposed use or uses planned for the facility if approved.**

Create a more level lake access at the rear southeast corner of the property, where an existing gravel path terminates, by relocating existing stairs, retaining walls less than 6 feet in height, and low planter walls.

Below the 440 line rebuild an existing deck, rebuild/relocate existing walls, relocate stairs, relocate an existing shed, relocate a jet ski lift, install a new catwalk with boat lift, and install new plantings.

FirstLight Activity Permit Application A21-00082 pending approval after favorable on-site review on June 16, 2021 of proposed work below the 440 line.

ABUTTING PROPERTY OWNERS  
PREPARED FOR  
PAUL E. & AMANDA C DENARO  
69 BOGUS HILL ROAD  
NEW FAIRFIELD, CT 06812  
PARCEL ID 74900

<b>PARCEL ID</b>	<b>OWNER'S ADDRESS</b>
88300	FIRSTLIGHT CT HOUSATONIC LLC CANDLEWOOD ISLE CAUSEWAY PO BOX 5002 NEW MILFORD, CT 06776
74800	NANASSY SZABOLCS LEWIS 67 BOGUS HILL ROAD NEW FAIRFIELD, CT 06812
75000	REATH, ROBERT Z. & PATRICIA C. TRUSTEES 16231 EDMONT DRIVE FORT MEYERS, FL 33908
73300	ROSA, NICHOLAS W. JR. & RANDALL-ROSA, CYNTHIA 44 BOGUS HILL ROAD NEW FAIRFIELD, CT 06812
73100	WOLF MICHAEL & SAMANTHA 42 BOGUS HILL ROAD NEW FAIRFIELD, CT 06812
72900	BOGUS HILL TENNES CLUB INC C/O SANDRA POVMAN 39 WENSLEY DRIVE GREAT NECK, NY 11021

Paul E. Denaro  
69 Bogus Hill Road  
New Fairfield, CT 06812

July 12, 2021

Town of New Fairfield  
4 Brush Hill Road  
New Fairfield, CT 06812-5608

Attn.: All Municipal Departments

RE: 69 Bogus Hill Road  
New Fairfield, CT  
Letter of Authorization

To whom it may concern:

I hereby authorize CCA, LLC to represent me as Land Use Agents for all applications in connection with my property located at 69 Bogus Hill Road, New Fairfield, Connecticut.

Sincerely,



Paul E. Denaro  
Owner of Record