

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

Modification to Approved Special Permit / Site Plan Permit Application

Application Number _____

Map: 24 Block: 15 Lot: 22

Please type or print:

Date: 7/19/21

Applicant: PETER YOUNG

Mailing Address: 36 IRONWOOD LANE NM CT 06776

Project Address: 9 DUNHAM DRIVE

Phone No: 203-776-4373

Owner (s) of Record: NINE DUNHAM LLC

Address: NEW KINE ST W. HARRISON NY 10604

Phone No: 914-448-8300

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

4.3 Light Industrial 4.3.1

4.3.2

For the following purpose: USES PERMITTED AS OF RIGHT

PERSUANT TO 4.3.1 AND SPECIAL PERMIT USES PER

4.3.2 AND 4.3.10

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

() 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).

() 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.

4 - SCALE 6 - 11x17

() 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).


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:

- | | |
|--|-------------------------------------|
| () Fire Marshal | () Town Engineer |
| () Inland Wetland Commission | () CT Department of Transportation |
| () Zoning Enforcement Officer | () Water Supply Committee |
| () Other Agency (please specify) _____ | |
| () 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.


Signature of owner (date)


Signature of Applicant (date) 7/19/21

**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: _____

7/18/21

TO: Zoning Department
Town of New Fairfield

RE: # 9 Dunham Drive
Zoning Permit
New Fairfield, Ct. 06812

Dear Commissioners,

This letter will authorize Peter G. young to submit an application on the above referenced project and obtain a Zoninging Permit.

Respectfully,



NINE DUNHAM DRIVE LLC

165400
EIGHT DUNHAM DRIVE LLC
8 DUNHAM DR
NEW FAIRFIELD, CT 06812-

497900
HKMQ LLC
35 BALL POND RD EAST
NEW FAIRFIELD, CT 06812

497700
JORDAN FUTURES LLC
170 RTE 37 S
SHERMAN, CT 06784-2401

165500
NINE DUNHAM LLC
1 NEW KING ST
W HARRISON, NY 10604

165300
SANTOMERO CAMILLO M III
1 NEW KING ST
W HARRISON, NY 10604

497200
TWENTY-EIGHT ROUTE 39
1 NEW KING STREET SUITE
WEST HARRISON, NY 10604

R. J. GALLAGHER, JR. & ASSOCIATES
PATRIOT SQUARE
39 MILL PLAIN ROAD - SUITE #2
DANBURY, CONNECTICUT 06811
203-798-9640

June 12, 2021

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

RE: 9 Dunham Drive (Lot 7), New Fairfield, CT
Lordae Property Management
R.J.G. JR. & ASSOCIATES FILE NO. 89062

Dear Mr. Simpkins,

Please find enclosed a list of current uses and number of employees for the 32 (numbered units) which exist on the site, as well as a copy of the latest septic design plan and As-Built. (The As-Built indicates that the 100% reserve was installed, making the design flow nearly double the proposed.)

We calculate that @ 20 GPD/Employees (or persons on site at any time during the day), we have 29 people currently, with 6 empty units. If we allocate 2 people/empty unit, we then have 41 people.

EXISTING DESIGN FLOW

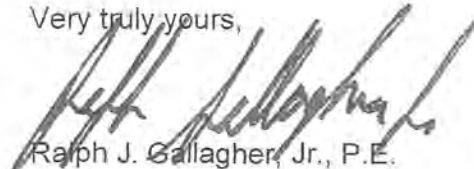
$$(41) (20) = 820 \text{ gpd}$$

$$820 (1.5) = 1,230$$

The original design flow was for 1,800 GPD, and the installed reserve almost doubles that.

I trust that the above satisfactorily addresses the Health Department requirements for this site. If you have any questions or require any further information, please contact me.

Very truly yours,



Ralph J. Gallagher, Jr., P.E.



RJG/hlk
Cc:

9 Dunham Drive Unit Occupancy

Unit #	Employees	Tenant
1	0	Empty
2	0	Empty
3	1	Carpenter
4-5	1	Car Storage
6	0	Meter Room
7	1	Carpenter
8	3	Landscaper
9	3	Plumber
10	1	Car Storage
11	1	Carpenter
12	0	Empty
13	0	Empty
14	0	Empty
15	1	Plumber
16	1	Storage
17-18	2	Carpenter
19-20	2	Carpenter
21	1	Storage
22	0	Meter Room
23-24	1	Lisi Towing/Storage
25	1	Storage
26	2	Car Storage
27	1	Car Storage
28	1	Storage – Truck
29	1	Storage – Boat
30	3	A-1 Septic – Truck Storage
31	1	Car Storage
32	0	Empty

ZONING COMMISSION TOWN OF NEW FAIRFIELD
4 BRUSH HILL ROAD NEW FAIRFIELD, CT 06812
PHONE: 203-312-5646

MINUTES

Regular Meeting
Thursday, August 1, 2013

New Fairfield Town Hall Conference Room
7:30 p.m.

PRESENT: John Moran, Chairman; Fred Zering, Kevin VanVlack, Vice Chairman, Steve Hanrahan, Alternate, Tom Gormley Zoning Enforcement Officer.

1. Call to Order

Meeting called to order by Chair John Moran at 7:35 p.m.

Mr. Moran elevated Mr. Hanrahan to full voting status.

2. Public Comment

None

BUSINESS ITEMS:

1. Mr. Peter Young approached the Commission and re-submitted Site Plan Application 48 Route 37 – Create a parking Lot for Boat and RV Storage.

Public Hearing set for next regular meeting.

2. Continued Site Plan Application; 9 Durham Drive to show Storage Containers and Entryway.

Mr. Moran reported he did a traffic survey himself and found less than he expected. He reported he met with the ZEO and the storage sheds are where they are supposed to be.

Mr. Moran stated when the application was approved they did not permit the storage units to be rented for a business use.

Mr. Young asked if he could come in with a site plan to permit the business use. Mr. Moran stated if there was a business running out of the storage unit the town could collect taxes.

Mr. Moran to ask Tom to consult with the Town Attorney to see if the use could be changed like that.

Mr. Moran stated he still had a problem with the entry way. He doesn't feel there should be traffic going from the business zone to the commercial zone. He stated the application was permitted with that closed off.

Mr. Young asked if it would be permitted if the entryway was closed at night. The Commission discussed. Mr. Young volunteered to hire someone to do a traffic study. The Commission asked for 7-9 a.m. and 4-6 p.m.

MOTION

Mr. Zering motioned to approve the site Plan Application for 9 Dunham Drive to permit shown storage containers.

Mr. VanVlack asked to modify the motion to remove the entryway decision. Mr. Zering agreed. Mr. Letizia seconded the motion. Vote taken.

Fred Zering	Yes
Kevin VanVlack	Yes
Joe Letizia	Yes
Steve Hanrahan	Yes
John Moran	Yes

Motion carried unanimously.

Mr. Hanrahan asked if the traffic isn't that bad would he consider a large speed bump.

3. Discussion of Signage allowance for 25 Route 37 Restaurant – Carol Huben

Mr. Carol Huben approached the Commission. Mr. Moran reported he met with the ZEO and banners are not permitted.

Mr. Huben stated Atty Smith has a sign and he could add his business to that sign. He spoke with Atty Smith and he is in agreement. The Commission reviewed the sign regulations.

The Commission asked Mr. Huben to bring a rendition of the sign to the ZEO.

Special Permit Application accepted for 18 Heritage Island to construct 3 buildings.

4. Violations Report –

Mr. Hanrahan reported Dr. Lorraine Burrio installed a sign after her application had been withdrawn. The Commission discussed. ZEO to look into it and make a report.

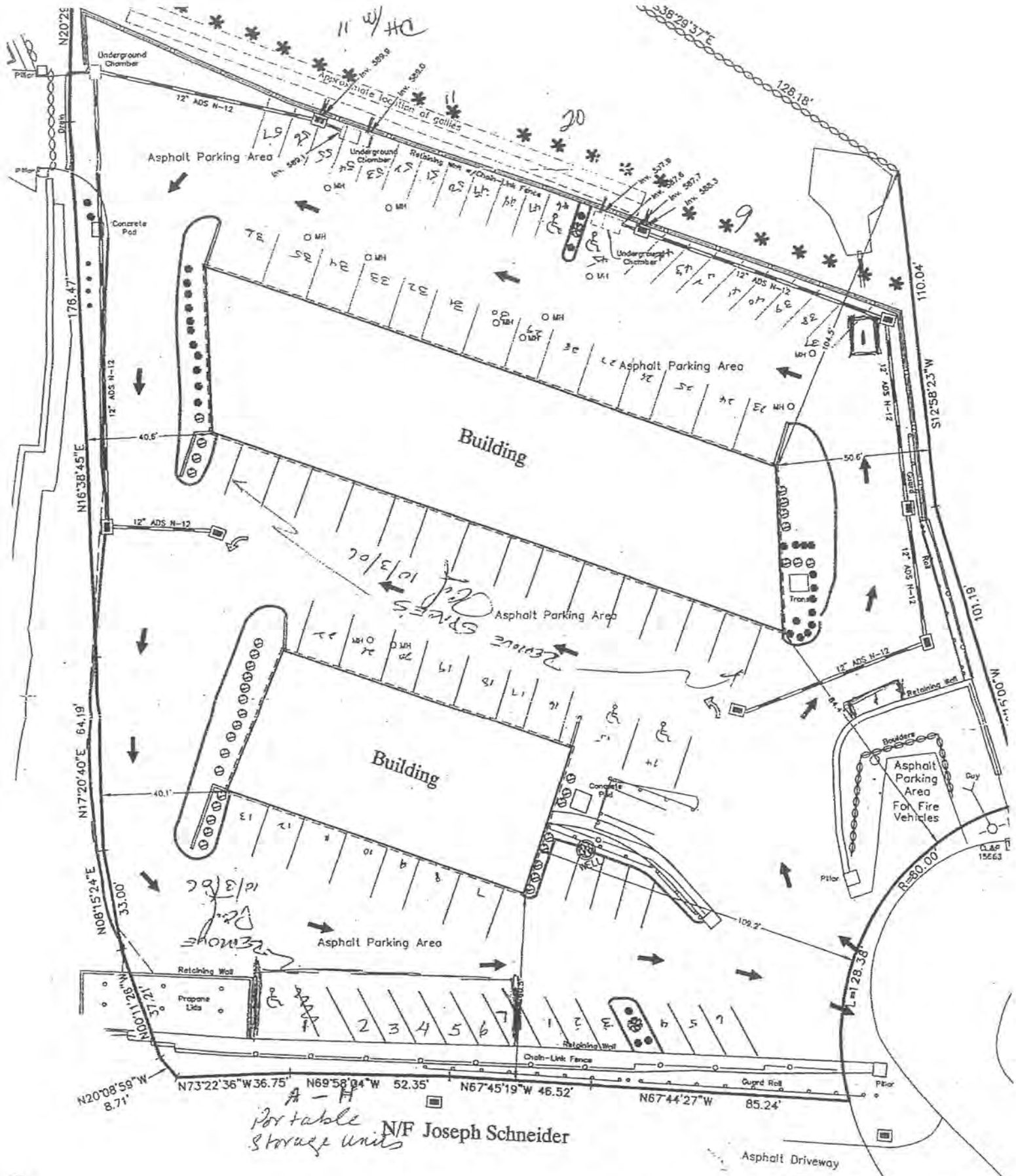
5. Communication / Correspondence

None

6. Minutes

July 11, 2013

Change in verbiage– Application 48 Rte. 39.



A - H
 Portable Storage Units
 N/F Joseph Schneider

Plot Plan
 Lot 7
 Prepared For
Lordae Property Management
 9 Dunham Drive
 New Fairfield, Connecticut
 January 30, 2006

Litchfield County Land Consultants LLC
36 Ironwood Ln
New Milford CT 06776-5023

9008

DATE: 7/20/21

51-7224
2111

PAY TO THE ORDER OF Town of New Fairfield | \$ 460 ⁰⁰/₁₀₀

FOUR HUNDRED SIXTY ⁰⁰/₁₀₀ DOLLARS



MEMO: #9 Durham - Zoning

[Handwritten Signature]

SIGNATURE AREA CONTAINS A KNIGHT & BULL IMPRINT CHECK WORDING
U.S. PATENTS 5536280, 5576208, 5611183, 5724300, 5824300, 5913500

⑆22117224⑆ 775485724⑆ 9008