

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

SPECIAL PERMIT APPLICATION

Application Number AP-22-006

Map: 39 Block: 1 Lot: 73A

Please type or print:

Date: 2/17/2022

Applicant: Candlewood Fishing Camp Inc

Mailing Address: 1 Keplers Way, New Fairfield CT 06812

Project Address: 8 Glen Holy Rd, New Fairfield CT 06812

Phone No: 203-570-7952

Owner (s) of Record: Brendan Dunleavy

Address: 8 Glen Holy Rd, New Fairfield CT 06812

Phone No: 914-424-2124

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

Section - 3.1.2 (B) - Special Permit Use (B)
(Non-Profit School)

For the following purpose: attached

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.

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).

(Septic Test being done 2/24)

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).

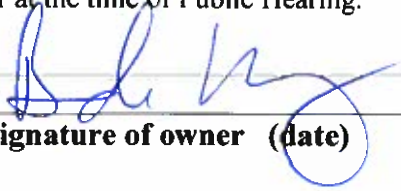
NA Traffic Study – Ten (10) copies if development anticipates the generation of more than one hundred (100) vehicular trips per day.

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

- Fire Marshal
- Inland Wetland Commission
- Zoning Enforcement Officer
- Other Agency (please specify) _____
- Copy of additional information as follows: _____
- Town Engineer
- CT Department of Transportation
- Water Supply Committee

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)

****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 Cavan G. White Date 2/22/22

Date of Receipt by Zoning Commission: 3/2/22

Date of Scheduled Public Hearing: 4/6/22

Date of Commission Action: _____ Legal Notice Published _____

Application Approved Application Denied

Application Approved & Modified

Conditions: _____

New Fairfield Zoning Commission,

Proposed use for 8 Glen Holy Rd, New Fairfield:

Candlewood Fishing Camp is a non-profit camp that offers tuition assistance for families to send their kids to our program that focuses on fishing. Our camp increases the access, availability, and participation in fishing for kids 9-16 years of age. We believe all kids can enjoy the sport of fishing and benefit from a camp experience regardless of their family's financial situation.

The land we leased the last three summers was sold and is no longer available for our use. This property is a great spot to operate for this summer while we work on a permanent home next summer and years to come.

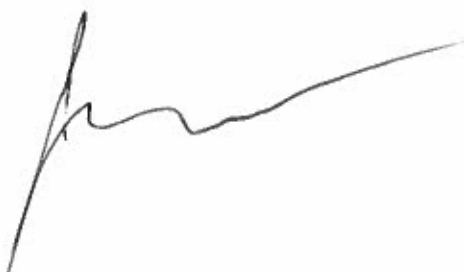
The owner of this property would like to host Candlewood Fishing Camp this summer for four weeks June 19 – July 1 and July 31 – August 13. Each week is 6 days and 5 nights with full days only happening during the week Monday-Friday. Tents will be set up on the property, so the kids get a camping experience with all the amenities they need at the house. The kids ages are 9-16 and are here to fish, make new friends and experience a tech free week away from home. They will be out on the water fishing with guides from 7 am – 1 pm and again from 5:30 pm to 8:30 pm. Campers are in bed with lights out by 10 pm each night. We are a small group of 15 kids per week. Our staff will stay at the house with a ratio of 4 campers to 1 adult.

Kids will arrive by boat with their gear, we will not be using the roads leading to the house for parent pick up and drop off.

Jed Wilson
Executive Director

203-570-7952

info@candlewoodfishingcamp.com

A handwritten signature in black ink, appearing to read 'Jed Wilson', is written over a horizontal line. The signature is fluid and cursive, starting with a large initial 'J' and ending with a long, sweeping tail.

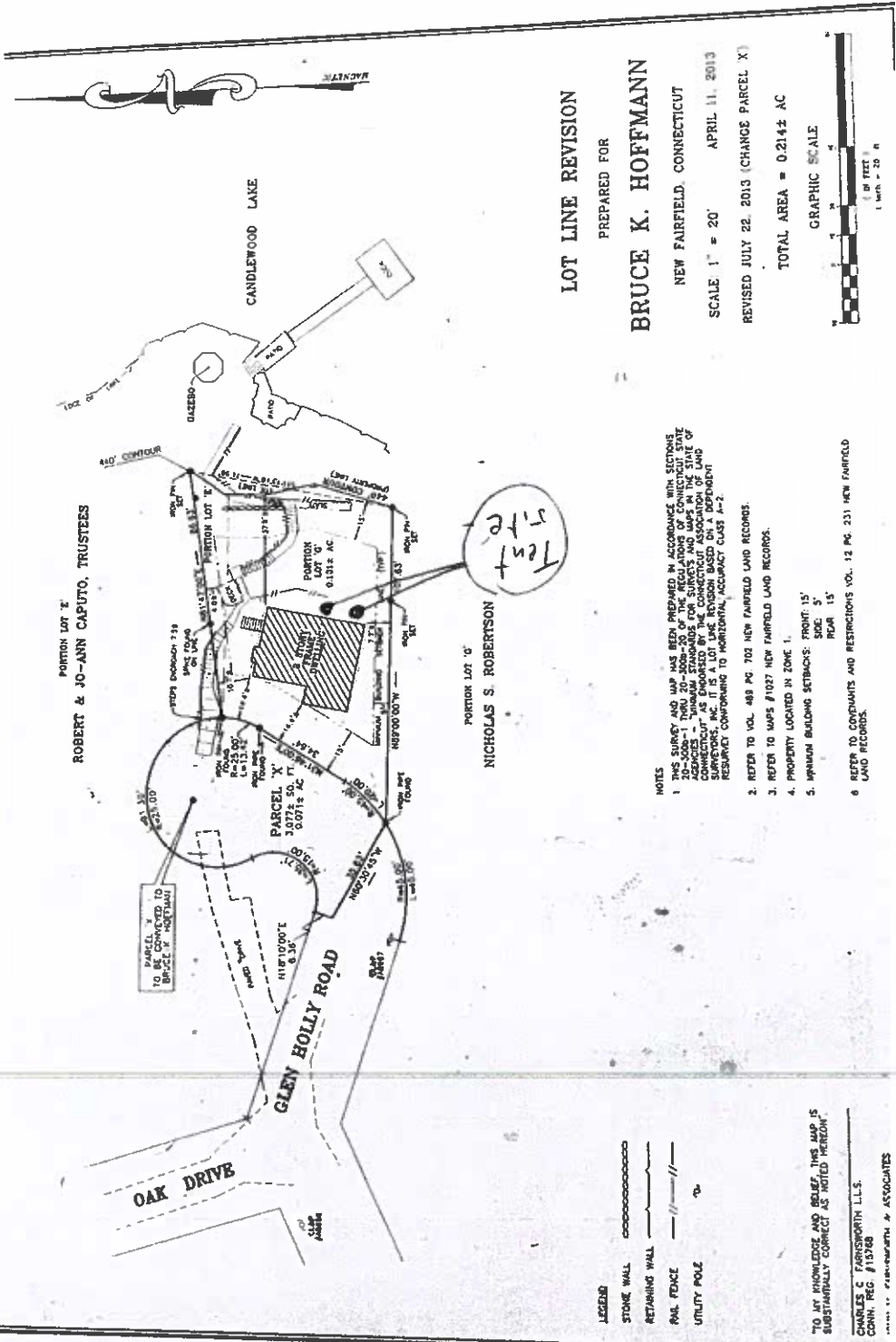
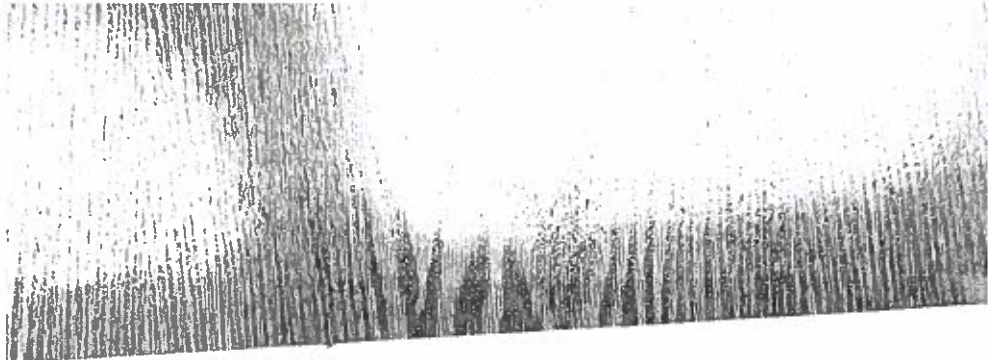
New Fairfield Zoning Commission,

I approve Jed Wilson, of Candlewood Fishing Camp, the authorization to apply for a special permit to use my property at 8 Glen Holy Rd in New Fairfield to host camp this summer 2022.

The dates would be June 19 – July 1 and July 31 – August 13.



Brendan Dunleavy
Owner



ROBERT & JO-ANN CAPUTO, TRUSTEES

NICHOLAS S. ROBERTSON

LOT LINE REVISION
 PREPARED FOR
BRUCE K. HOFFMANN

NEW FAIRFIELD, CONNECTICUT
 SCALE 1" = 20' APRIL 11, 2013
 REVISED JULY 22, 2013 (CHANGE PARCEL X)

TOTAL AREA = 0.2142 AC



- NOTES**
1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-500a-1 THRU 20-500a-20 OF THE REGULATIONS GOVERNING THE PRACTICE OF SURVEYING IN THE STATE OF CONNECTICUT, AS ENFORCED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A LOT LINE REVISION BASED ON A DEPENDENT RESURVEY CONFORMING TO INTERNATIONAL ACCURACY CLASS A-2.
 2. REFER TO VOL. 488 PG. 702 NEW FAIRFIELD LAND RECORDS.
 3. REFER TO MAPS #1027 NEW FAIRFIELD LAND RECORDS.
 4. PROPERTY LOCATED IN ZONE 1.
 5. UNPAID BUILDING SETBACKS: FRONT: 15' SIDE: 5' REAR: 15'
 6. REFER TO COMPLAINTS AND RESTRICTIONS VOL. 12 PG. 231 NEW FAIRFIELD LAND RECORDS.

- LEGEND**
- STONE WALL
 - RETAINING WALL
 - PAV. FENCE
 - UTILITY POLE

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

CHARLES C. FARNSWORTH, L.L.S.
 CONN. REG. #13198

***** FARNSWORTH & ASSOCIATES



LET'S MAKE FISHING AN EQUAL OPPORTUNITY SPORT

For many of us, rods and reels hang in the garage, tackle boxes fill the shelves, and a bass boat sits waiting in the driveway or on the dock. We know the excitement of looking forward to a weekend fishing trip with dad. This is especially true if you are from a middle or upper class family, but much less likely if you are from a home with limited resources and family support. The truth is fishing remains a sport prevalent among middle class and affluent Americans with access to prime fishing waters, but quite scarce among low-income and underserved populations.



WHO WE ARE

Founded in 2019, Candlewood Fishing Camp became a non-profit in Connecticut in 2020, and are awaiting our 501(c)3 status. For two summers, we have offered scholarships and reduced tuition for kids to attend our summer camp programs with a focus on fishing. We are creating new programs to include people of all ages and from all walks of life.

WHAT WE DO

We create and fund innovative camp programming that increases access, availability, and participation in fishing for people of all ages (especially youth), abilities, ethnicities, and economic background. We offer day, weekend and week-long residential camps on Candlewood Lake in CT, one of the top-rated bass fishing lakes in America.

WHY WE DO IT

We believe everyone can enjoy the sport of fishing, and benefit from a camp experience regardless of their age, ability, or the amount of money in their pockets. We want to get more people (especially youth) outside, fishing, on boats, and have an unforgettable camp experience. This generation gets more connected to their devices and less connected to the outdoors each year. Camps and fishing help build friendships, self-confidence, self-esteem,

and a connection to the outdoors. They form groups that create a sense of belonging, lasting friendships, and fond memories. We want children from low-income neighborhoods to seniors, veterans to the disabled, to know and experience the benefits of camp and fishing.

MORE THAN A ROD AND REEL

People who fish know it's an amazing sport. It requires timing, coordination, strategic thinking and mental toughness. But the benefits of fishing extend far beyond the lake. It teaches patience, teamwork, resiliency, problem solving. It builds self-confidence and self-esteem. Fishing forms groups that create a sense of belonging, lasting friendships and amazing memories.

As an avid fisherman, you know the benefits of fishing are far-reaching and lifelong. We're driven to get more people hooked on the sport so they can experience these benefits. To do this, we create world class camp programs centered around fishing.

WHAT FOLLOWS ARE SOME HIGHLIGHTS OF THE IMPACT OF OUR FUNDING...



UNDERSERVED COMMUNITIES

We believe fishing is an "inclusive" sport and everyone should have access to quality fishing waters and the right equipment. This is why we make a concerted effort to fund programs for low-income and underserved communities to enjoy our camp programs. These programs give people of all ages, especially youth, the opportunity to fish Candlewood Lake in CT, one of the top bass fishing lakes in America.

Impact:

- Providing fishing equipment, guided fishing trips, camp experience
- Safe and positive environment
- Exercise, fun, sportsmanship, work ethic, discipline
- Life Skills: Perseverance, patience, ethical behavior, resiliency
- Competence, communication skills, connection to nature
- New friendships



PEOPLE WITH MENTAL HEALTH CONDITIONS

1 in 6 U.S. youth aged 6-17 experience a mental health disorder each year. 50% of all lifetime mental illness begins by age 14, and 75% by age 24. Fishing is known to be a top recreational therapy to help reduce stress, anxiety, and symptoms of depression. A day on the lake, or a week spent at camp can have a big impact on someone's life.

Impact:

- Reflective and meditative activity, reduces stress
- Slow down and enjoy your surroundings
- Improve mood, happiness, break from life's distractions
- Make new friends



PEOPLE WITH DISABILITIES

Whether a person was born with Autism or lost a leg in an accident, we believe everyone can enjoy fishing, regardless of their ability. We can customize weekend or day programs to fit everybody's needs.

Impact:

- Improved perceptions of disability
- Independence and self-confidence
- A community of like-minded enthusiasts

CANDLEWOODFISHINGCAMP.COM
INFO@CANDLEWOODFISHINGCAMP.COM





VETERANS

Our veterans served and sacrificed for freedoms we enjoy every day and freedoms others hope to have. Many have returned and are living with debilitating mental and physical wounds. Fishing can be one of the best recreational therapies around. We offer day and weekend camps for vets to get on the water, catch fish, and have an amazing time that they all deserve.

Impact:

- Therapeutic rehabilitation (physical, cognitive)
- Psychological fitness, stress reduction
- Social interactions, new friendships
- Self-confidence, self-esteem, independence



SENIORS

As seniors age, they often become less active and more isolated. Fishing provides opportunities for seniors to get out of their homes, meet others, and maintain their physical strength, emotional stability, and mental acuity. Fishing is a life-long sport that people can enjoy well into their golden years. We support half day programs for seniors to enjoy the lake in our comfortable and safe fishing pontoon boats.

Impact:

- Lowers blood pressure, stress, resting heart rate, depression
- A sense of belonging and independence
- Meet new friends and enjoy seeing old ones
- Enjoy the beautiful outdoors



CANDLEWOODFISHINGCAMP.COM
INFO@CANDLEWOODFISHINGCAMP.COM





Candlewood Fishing Camp has a mighty vision to get more people fishing. Our main objective is to prioritize funding in to create and offer programming focusing on the sport of fishing and a camp experience. As we focus on underserved populations and local families that are reeling from the financial effects of the pandemic, more people will enjoy the sport of fishing and all of its benefits.

We are changing lives through fishing, but it's our gracious donors who deserve all the credit. Without people like you, the barriers to an unforgettable fishing/camp experience will remain high and less people will experience the wonderful benefits fishing has to offer.

THE NEED IS GREAT AND THE CHANGE STARTS WITH YOU!

As a supporter, you can change all of that. With your support today, we can fund more programs and make fishing more accessible to all people regardless of their age, ethnicity, economic background, or mental condition. This means reaching more people that would normally not have the chance to fish.

Join our team of supporters and make a meaningful gift that will directly support tuition for kids and many others to attend our camps. The campaign goal is to raise \$250,000 by June 1, 2021. With your help, we can raise that and more. On our fundraising flyer, you will find a number of giving levels and sponsorships. ***Choose one today!***

Thank you for your consideration!

Make your gift online today: CandlewoodFishingCamp.com

