

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

SPECIAL PERMIT APPLICATION

Application Number SP-22-007

Map: 6 Block: 4 Lot: 88.2

Please type or print:

Date: 2/24/22

Applicant: STEFAN PEARSON

Mailing Address: 60 CANDLE HILL RD NEW FAIRFIELD, CT 06812

Project Address: 60 CANDLE HILL RD NEW FAIRFIELD, CT 06812

Phone No: 917 589 7264

Owner (s) of Record: STEFAN PEARSON, NATASHA DANIELS PEARSON

Address: 60 CANDLE HILL RD NEW FAIRFIELD, CT 06812

Phone No: 917 589 7264

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 (L) - Special Permit

Use - (In-Home Major)

For the following purpose: PLEASE SEE ATTACHED DOCUMENTS
(2 PAGES)

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.

received
2-28-22

() 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).

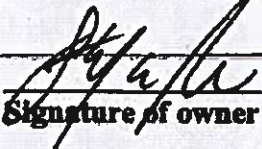
() Traffic Study – Ten (10) copies if development anticipates the generation of more than one hundred (100) vehicular trips per day.

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

- () Fire Marshal
- () 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.

 2/27/22
Signature of owner (date)

 2/27/22
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 the requirements of the zoning 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 Evan G. White Date 2/28/22

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: _____



Stefan Pearson
60 Candle Hill Road
New Fairfield, CT 06812
U. S. A.
(m) +917-589-7264
candlehillllc@gmail.com

Attn. Zoning Commission
Town of New Fairfield
4 Brush Hill Road
New Fairfield, CT 06812
U. S. A.
203-312-5646
Fax 203-312-3508

Attachment for SPECIAL PERMIT APPLICATION, For the following purpose:

My wife and I are avid collectors of vintage items, clothing, accessories, artwork, print / pattern, and fabric swatches. We are turning our passion into a home business that will operate from an external structure on our property at 60 Candle Hill Road. We will sell a curated collection of vintage items through e-commerce, third party websites, flea markets, and trade shows. The external structure is 1000 square feet, in which approximately 750-800 square feet will be dedicated to the home business. A future goal is to have 100% of the space dedicated to the business. In the space, we will keep a curated collection of vintage items, photograph product, maintain a company website, create content for social media, and pack sold pieces for shipment. The physical space will not be open to the public and any items sold on-line will be shipped directly at local FedEx, UPS, USPS locations. We will source new inventory in-person locally with some domestic travel to purchase items from auctions, estate sales, flea markets, private sales, trade shows. If the business becomes profitable, we will consider purchasing either a passenger or cargo van in the future for transporting items.

We are interested in displaying a one color window vinyl decal on the garage door window that is not physically visible to neighbors or persons from the street, but this signage may appear digitally in social media or on the web. Please refer to artwork and visual references on page 2.

Long term we would like to replace the flat roof on the external structure with a pitched roof to create a loft for additional home office space.



Stefan Pearson
60 Candle Hill Road
New Fairfield, CT 06812
U. S. A.
(m) +917-589-7264
candlehillllc@gmail.com



DIE CUT VINYL LOGO, ONE COLOR (BLACK or WHITE)

CH_001

APPROXIMATE WINDOW DIMENSIONS 16" H X 33" W

APPROXIMATE LOGO DIMENSIONS 14" H X 24" W

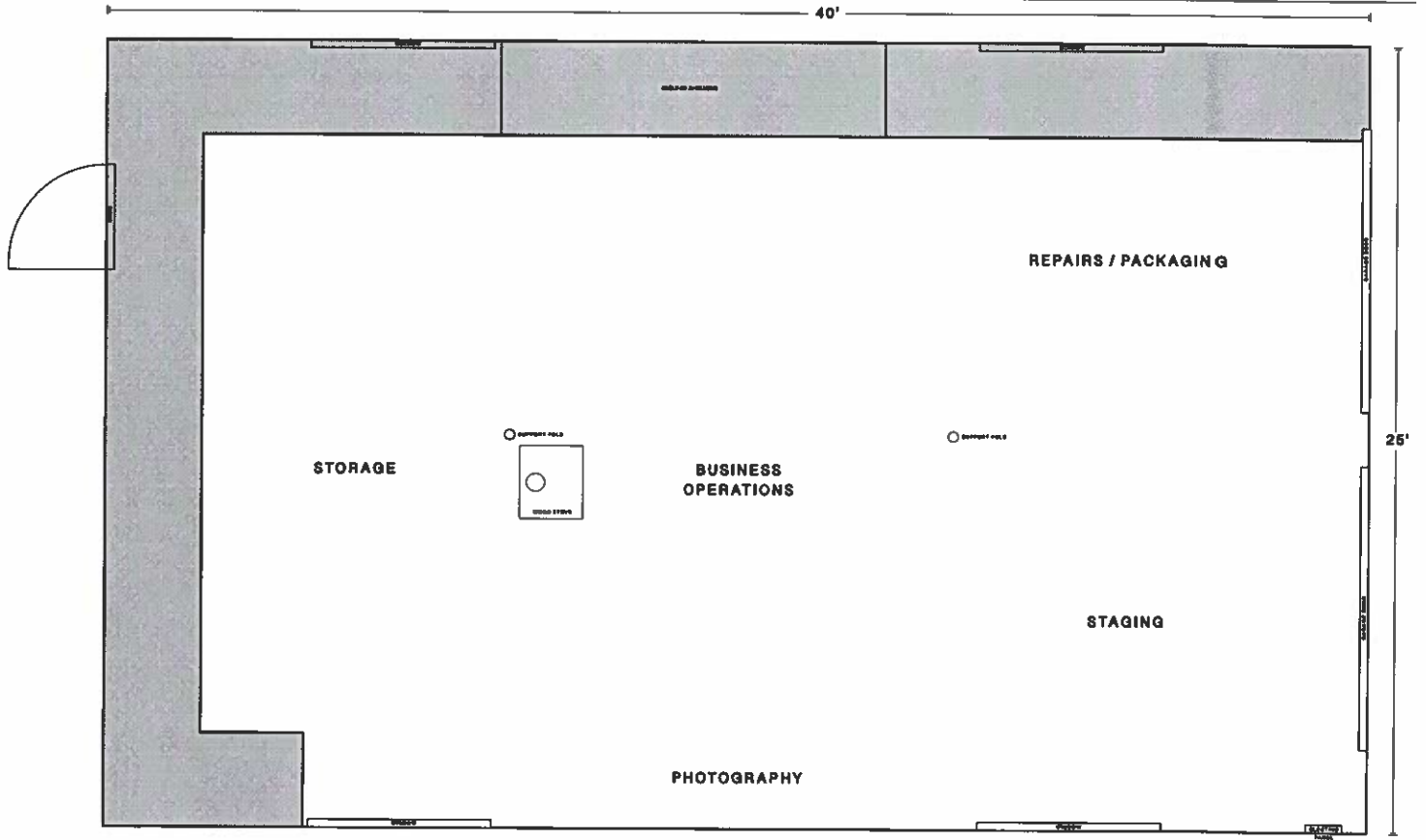


REFERENCE FOR VINYL PLACEMENT

CH_002

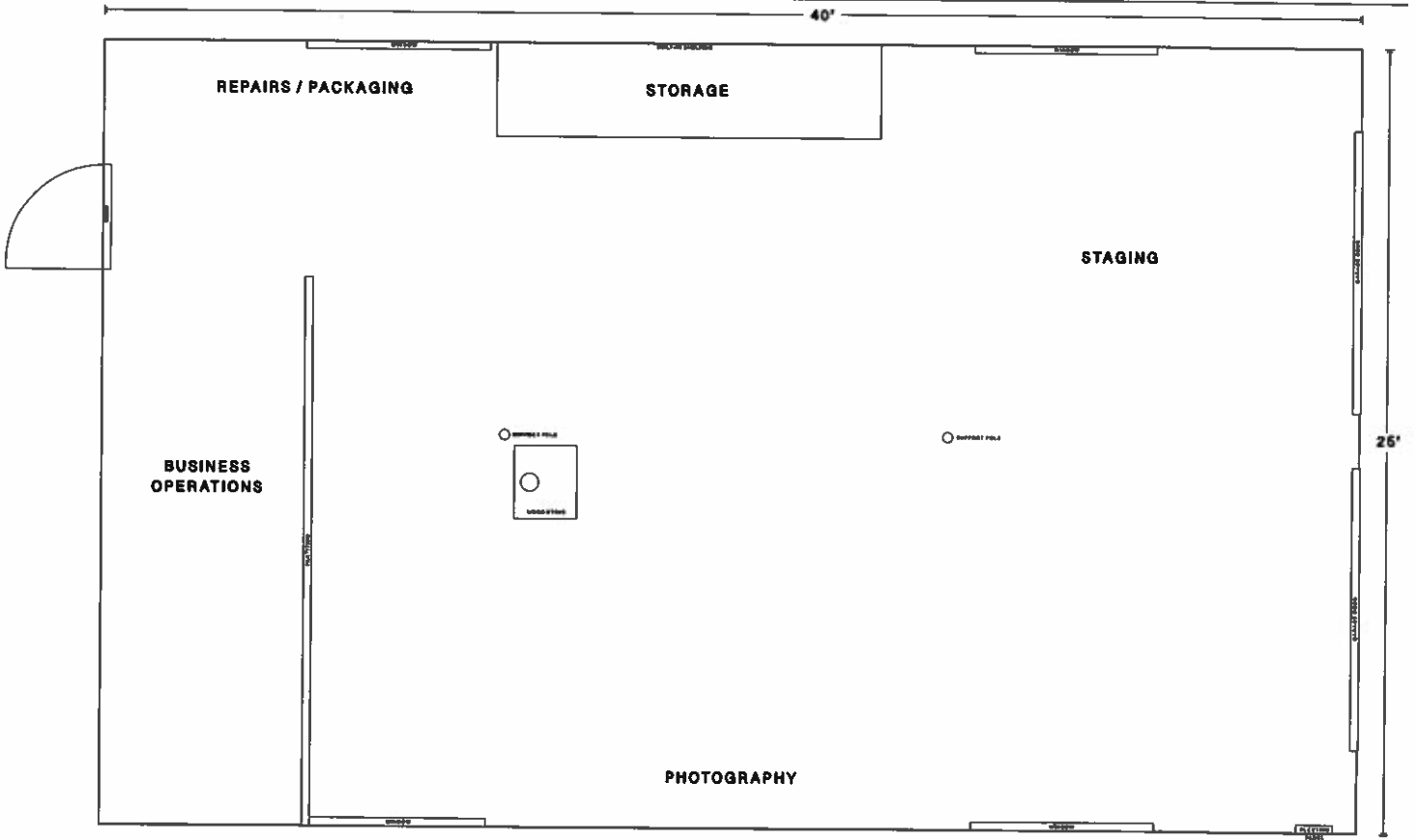
RIGHT GARAGE DOOR, TOP RIGHT WINDOW
DOOR INSULATION IS REMOVED SEASONALLY

Candle | SPECIAL PERMIT APPLICATION: PROPOSED USE (IMMEDIATE)

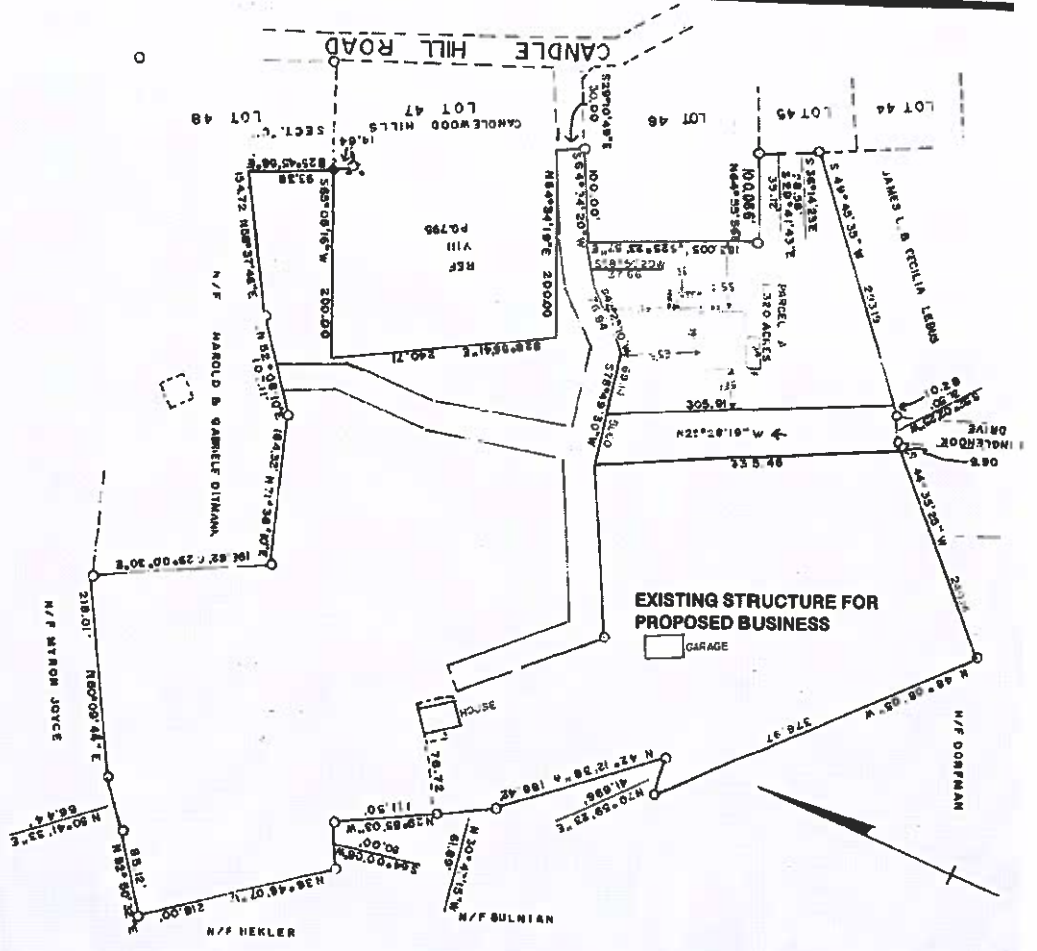




SPECIAL PERMIT APPLICATION: PROPOSED USE (FUTURE)



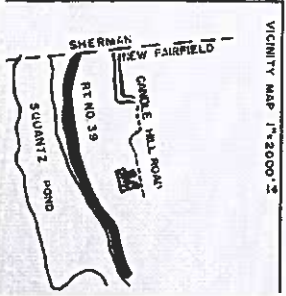
PROPERTY OF
 ERICH & WALLY KOEHLER
 SQUANTZ POND DISTRICT
 NEW FAIRFIELD, CONNECTICUT
 SCALF 1st 110'
 AREA = 9.113± ACRES



NOTE: MONUMENT TO BE PLACED AT EACH CORNER OF PARCEL A

I CERTIFY THIS MAP TO BE SUBSTANTIALLY CORRECT AND CLASS A-2 CODE OF THE CONNECTICUT TECHNICAL COUNCIL, INC.

SEPTEMBER 12, 1979 *Thomas Stone* SURVEYOR



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