

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

SPECIAL PERMIT APPLICATION

Application Number _____

Map: 9 Block: 1 Lot: 2B

Please type or print:

Date: JANUARY 31ST 2022

Applicant: PATRICK J. REILLY

Mailing Address: 145 PINE HILL RD, NEW FAIRFIELD, CT

Project Address: 85 PINE HILL RD, NEW FAIRFIELD, CT

Phone No: 203-942-4596

Owner (s) of Record: PATRICK J. REILLY

Address: 145 PINE HILL RD, NEW FAIRFIELD, CT

Phone No: 203-942-4596

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

For the following purpose: Accessory Apartment @ 816

square feet as shown in plans. To legalize

accessory apartment at 85 Pinehill rd = single family dwelling
with accessory apartment

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).

() 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).

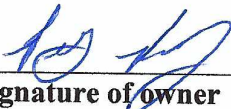
() Traffic Study – Ten (10) copies if development anticipates the generation of more than one hundred (100) vehicular trips per day.

() 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.

 1/31/2022
Signature of owner (date)

 1/31/2022
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 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: _____

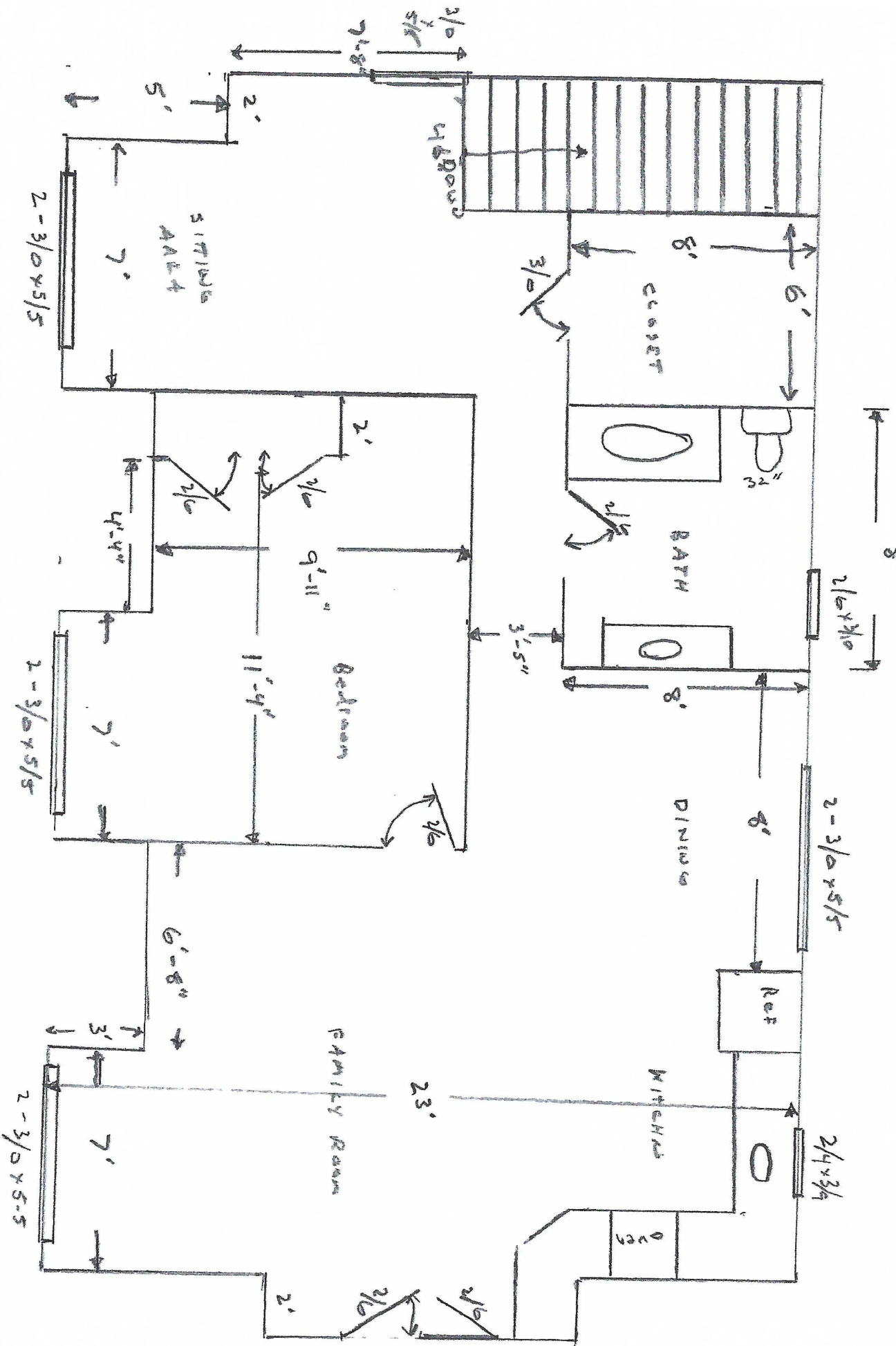
Date of Commission Action: _____ Legal Notice Published _____

Application Approved Application Denied

Application Approved & Modified

Conditions: _____

85 Pine Hill Rd, New Fairfield - Accessory Apartment.





LOT 5
 NEW FAIRFIELD LAND TRUST
 VOL. 382 PG. 1143
 VOL. 369 PG. 1111

LOT 3

N/F
 THOMAS J. MCENANEY
 PENNYLEE D. MCENANEY
 GREGORY T. ROMANS
 HEIDI A. ROMANS
 VOL. 402 PG. 1282

LOT 4

N/F
 LAWRENCE A. QUARTARO
 AND
 VALERIE I. QUARTARO
 VOL. 391 'G, 336

LOT 1

N/F
 LAWRENCE A. QUARTARO
 AND
 VALERIE I. QUARTARO
 VOL. 391 PG. 336

N/F
 CHRISTOPHER SHANNON
 AND
 SUZANNE SHANNON
 VOL. 274 PG. 331

N/F
 MELINDA A. DAVIS
 VOL. 306 PG. 487

TIES	
A to C=	39.4'±
B to C=	37.9'±
A to D=	45.9'±
B to D=	34.5'±
A to E=	69.0'±
B to E=	44.6'±
A to F=	60.9'±
B to F=	43.7'±
A to G=	52.4'±
B to G=	42.7'±
A to H=	44.5'±
B to H=	44.1'±
A to I=	35.9'±
B to I=	44.9'±
A to J=	92.8'±
B to J=	113.5'±
A to K=	102.0'±
B to K=	113.9'±
A to L=	107.0'±
B to L=	113.2'±
A to M=	111.4'±
B to M=	113.4'±
A to N=	116.7'±
B to N=	114.7'±

REFER TO MAP TITLED FINAL SUBDIVISION PLAT PREPARED FOR PINE HILL SUBDIVISION BY ROBERT M. BERGENDORF, L.S.

REFER TO MAP TITLED PROPOSED PLOT PLAN PREPARED FOR TRACTS 2, 3 & 4 BY GARROCCO-COVILL & ASSOCIATES

FOR CLOSURE PURPOSE, THE DIMENSIONS SHOWN ON THIS MAP MAY INDICATE A GREATER DEGREE OF ACCURACY THAN WAS PERFORMED IN THE FIELD.

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-20B-1 THRU 20-20B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENFORCED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A ZONING LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND INTENDED TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID ZONING REQUIREMENTS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
 L.S., NEW MILFORD, CT.
 ARTHUR H. HOWLAND, L.S. LICENSE #5548, NEW MILFORD, CT.
 FROM THE OFFICE OF ARTHUR H. HOWLAND, L.S. & P.E.



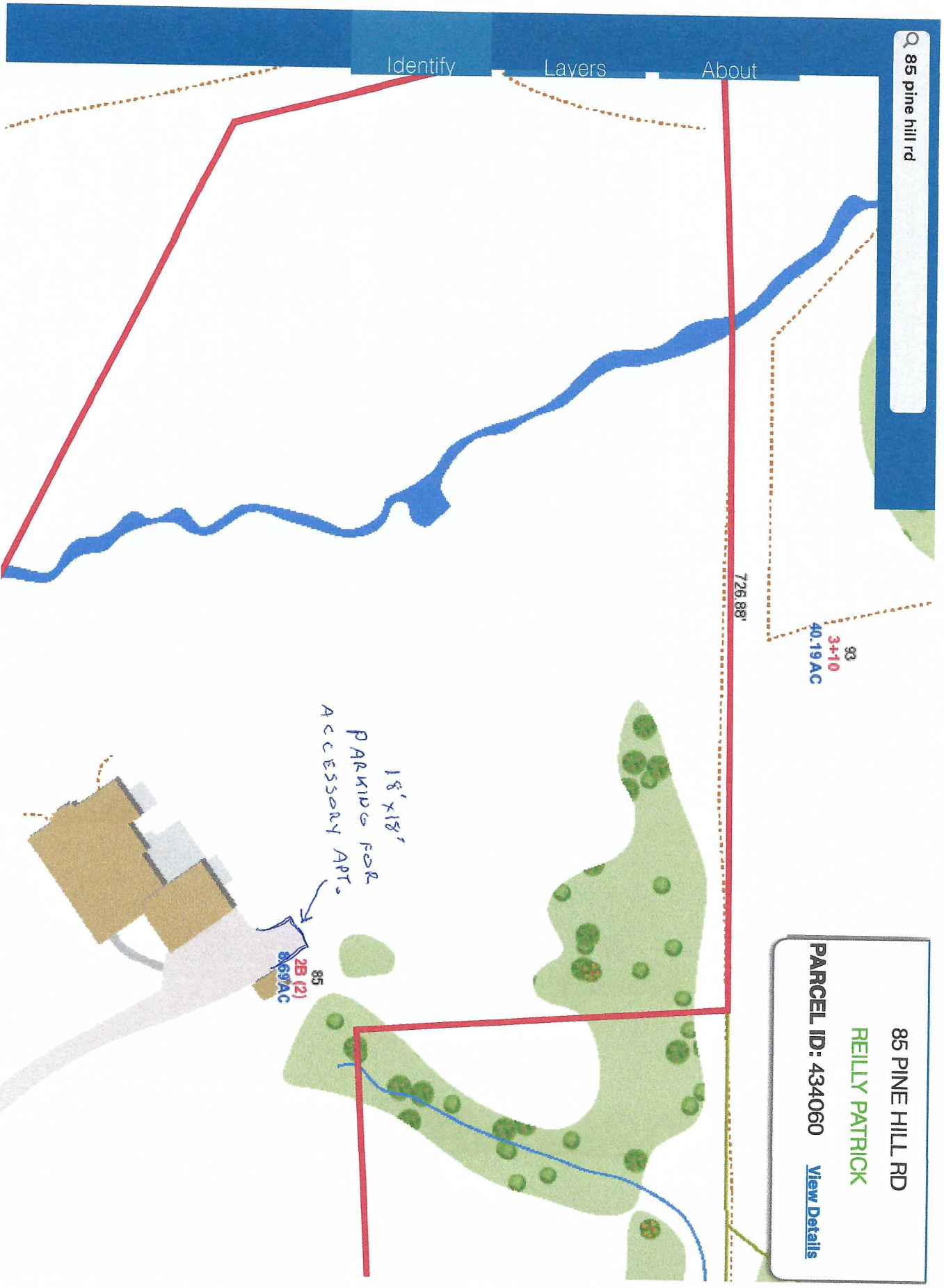
8.692 ACRES
 SANITARY DISPOSAL SYSTEM AS-BUILT
 MAP PREPARED FOR
PATRICK REILLY
 LOT 2
PINE HILL SUBDIVISION
 85 PINE HILL ROAD 9-1-26
 TOWN OF NEW FAIRFIELD COUNTY OF FAIRFIELD
 STATE OF CONNECTICUT
 SCALE 1"=40' JUNE 2, 2006

85 pine hill rd

Identify

Layers

About



93
3+10
40.19 AC

726.88'

18' x 18'
PARKING FOR
ACCESSORY APT.

85
28 (2)
869 AC

85 PINE HILL RD
 REILLY PATRICK
 PARCEL ID: 434060 [View Details](#)