

Paid # 2920

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

**SPECIAL PERMIT APPLICATION**

Application Number SP-22-001

Map: 14 Block: 1 Lot: 26I

Please type or print:

Date: 1/1/22

Applicant: Gary Meads

Mailing Address: 19 Rock Ridge Court N.F.

Project Address: Same

Phone No: 203-733-9015

Owner (s) of Record: Gary Mead

Address: (same)

Phone No: \_\_\_\_\_

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

Section 2.1.2 (4) Accessory  
Apartment

For the following purpose: Add 4 BR Residence to existing  
864 s.f. Carriage House converting Carriage House  
use to Accessory Apt.

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  
1/3/2022

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. *N/A Less than 10% impervious*

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:

- |                                                                           |                                                          |
|---------------------------------------------------------------------------|----------------------------------------------------------|
| <input type="checkbox"/> Fire Marshal                                     | <input type="checkbox"/> Town Engineer                   |
| <input type="checkbox"/> Inland Wetland Commission                        | <input type="checkbox"/> CT Department of Transportation |
| <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.

Gary Mead 1/1/22  
Signature of owner (date)

Gary Mead 1/1/22  
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: Paul Calhoun      Date: 1/7/2022

Date of Receipt by Zoning Commission: 1/3/22

Date of Scheduled Public Hearing: 2/2/22

Date of Commission Action: \_\_\_\_\_      Legal Notice Published \_\_\_\_\_

Application Approved       Application Denied

Application Approved & Modified

Conditions: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

01/1/2022

To the New Fairfield Health Department:

I am applying for a Special Permit for an accessory apartment on my property at 19 Rock Ridge Court, a septic system was installed in 2006 and inspected by the New Fairfield Health Department. The well is three hundred feet deep. This past summer a garden hose was left on inadvertently, the hose ran wide open for 5 hours at full volume without any decrease in the water supply. I am submitting to you a copy of the "As Built Plan" for this septic system and floor plans for the existing 1-bedroom carriage house which will become the accessory apartment and the new 4-bedroom residence that will be attached to the existing building for your review. My wife and I will occupy the new house and will use the accessory apartment only when family comes to visit.

Thank you,

Gary E. Mead

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## Statement of Proposed Use

1/1/22

To the Zoning Commission,

My wife and I have lived in the 864 sq ft existing carriage house intermittently over the past 5 years. Our legal residence is Edgartown MA. We are selling our home on Martha's Vineyard and moving back to New Fairfield full time. The 864 sq ft is much too small for us especially if we want to have our children who live out of state to come for a visit. We both feel it would be a waste to tear down the 864 sq ft. existing Carriage House. We propose the use of the area to be used only as an overflow for the children when they come for a visit. We also would like to build a larger four-bedroom addition adjoining the existing Carriage House. The Carriage House will then be classified as an "Accessory Apartment" according to the Zoning Regulations. I will be waiting to hear your comments on this application.

Thank you,

*Gary Mead*

Gary Mead

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**19 Rock Ridge Court Adjoining Owners**

**Jagruti Mistry**

**21 Rock Ridge Court**

**Donald & Milagritos Kellogg**

**15 Rock Ridge Court**

**Frank G. & Toni C. Fives**

**12 Rock Ridge Court**

**Candlewood Valley Regional Land Trust**

**P.O. Box 32**

**Danbury, CT 06813**

**CL&P Company**

**P.O. Box 270**

**Hartford, CT 06141**

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