

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

Paid  
Chk # 166

**SPECIAL PERMIT APPLICATION**

Application Number SP-013  
20  
Map: 20 Block: 9 Lot: 15

Please type or print:

Date: 2/11/22

Applicant: Ted Wilson / Candlewood Earing Camp Inc

Mailing Address: 1 keepers bay New Fairfield CT 06812

Project Address: 15 + 24 Pine Island

Phone No: 203 - 570-7952

Owner (s) of Record: Jolanta Zyskowska / Law Associates  
(Camp will purchase both properties)  
Address: \_\_\_\_\_

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

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-(A&B) Special Permit Uses

For the following purpose: Camping / see 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.

Received  
3-15-22

(No site improvements)

( ) 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.**

attached → ( ) Proposed use(s) - written statement describing in detail proposed use(s).

**MA** 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.

 3/14/22  
Signature of owner (date)  
Kavanaugh, Len Rogers, LLC

 3/14/22  
Signature of Applicant (date)

**\*Fee does not include Zoning Permit Fee (issued by Zoning Enforcement Officer, if required.**

New Fairfield Zoning Commission,

Proposed use for 15/24 Pine Island, 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. Fishing and camping are well known as a powerful outdoor therapy that reduces anxiety and depression. We are a tech free camp.

The land we leased the last three summers was sold and is no longer available for our use. The Pine Island property offers the same outdoor camping feel as the GS property did, with docks for boats and access on and off the island. Each lot will have a latrine and a compostable toilet, a pop-up shower tent with solar powered 5-gallon shower bags, only biodegradable soaps will be allowed on the island for use. All cold food will be stored in a large 60-gallon cooler with ice. All dinners will be delivered in trays from Johnny's and 440 Line in town. Poland Springs is a sponsor and will be supplying all of our water this summer in large 5 gallon jugs that will all be returned.

Candlewood Fishing Camp will run 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 properties to accommodate 16 kids, 8 on each lot. 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 9:30 pm each night. We are a small group of 16 kids per week. Our staff will stay on the island with a ratio of 4:1.

There will always be boats docked on the island ready to take kids back to the mainland for any potential emergencies. We will have cars accessible just one mile away.

Jed Wilson  
Executive Director

203-570-7952

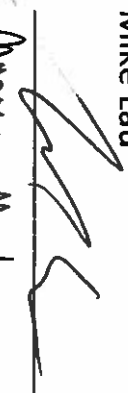
[info@candlewoodfishingcamp.com](mailto:info@candlewoodfishingcamp.com)



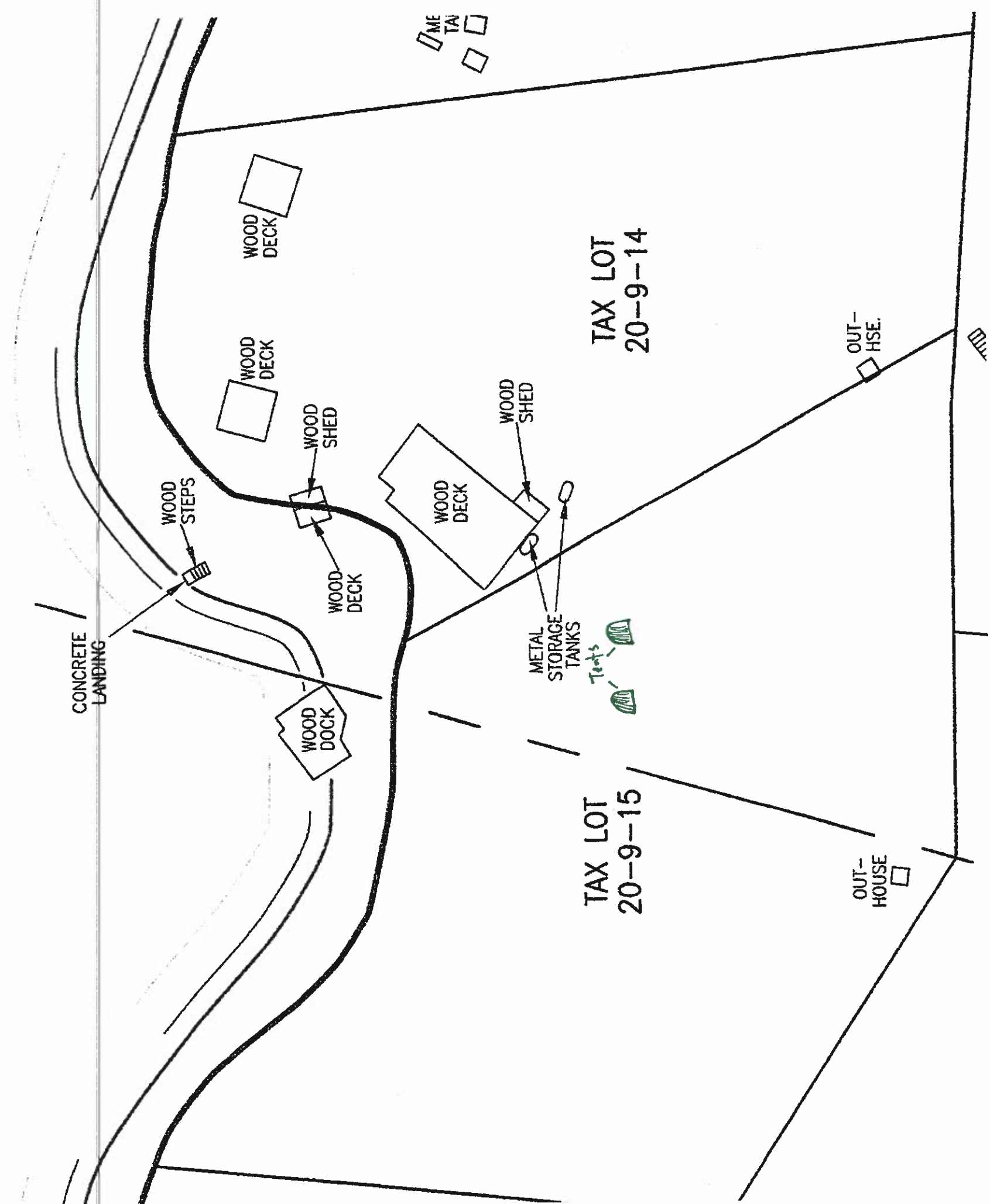
Town of New Fairfield,

I authorize Jed Wilson of Candlewood Fishing Camp Inc to apply for a special permit for the use of camping and hosting the fishing camp for four weeks on my Pine Island property # 24.  
Dates of use will be June 19 – July 2 and July 31 – August 14.

Mike Lau

  
date 3/14/22  
Managing Member  
Lau Properties, LLC





CONCRETE LANDING

WOOD STEPS

WOOD DOCK

WOOD DECK

WOOD DECK

WOOD SHED

WOOD DECK

WOOD DECK

WOOD SHED

METAL STORAGE TANKS

Tents

TAX LOT 20-9-15

OUT-HOUSE

TAX LOT 20-9-14

OUT-HSE.

ME  
TA