

11/17
 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.

Joseph Thru 5/27/22
Signature of owner (date)
Heather House Beardsley 5/27/22

Joseph Thru 5/27/22
Signature of Applicant (date)
Heather House Beardsley 5/27/22

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

May 27, 2022

Dear Zoning Department of New Fairfield,

Heather Haase Bernatchez and Josephine J Mineo at 8 Sunswept Drive, New Fairfield CT are applying for an auxiliary apartment. The property is and has always been a single-family dwelling with 5 bedrooms. The enclosed floor plan shows a 5 Bedroom home (2 with en-suite baths).

There are 4 Bedrooms (1-en-suite bath) to the right wing of the home and 1 Bedroom (en-suite bath) to the far left of the home with bath, walk in closet, 2nd laundry and own steel door entrance from exterior and steel door entry from the interior garage to the wing.

Since inception in 1987, the house was built with a separation of a bedroom with its matching brick exterior and roofline.

We are looking to formalize the 5th Bedroom wing as the auxiliary apartment.

We also understand and will allow the Zoning department or any other New Fairfield department the right to inspect every two years or sooner as they see fit. The current square footage of the 5th bedroom "auxiliary apartment wing" is roughly 710 sqft.

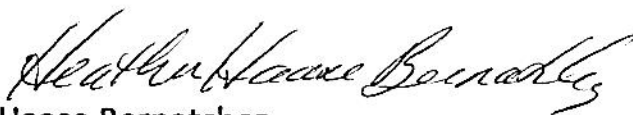
The separate entrance has its own parking area that measures 29'x29'. This parking area is away from the garage bay to avoid any blocking scenario.

Please consider our application. We hired Paul Brautigam Surveyor (see enclosed) to fulfill the application requirements. Also enclosed is the current floor plan as built, an as built septic map, letter to neighbors and copies of certified receipts for those who signed.

If you need other documents from us currently, please advise.

Thank you in advance for your assistance. We are looking forward to completing our responsibility and make all things legal.

Regards,



Josephine J Mineo and Heather Haase Bernatchez

To: Brian & Kimberly Rattigan
3 Sunswept Drive

Date: May 16, 2022

From: Josephine Mineo/Heather Haase Bernatchez

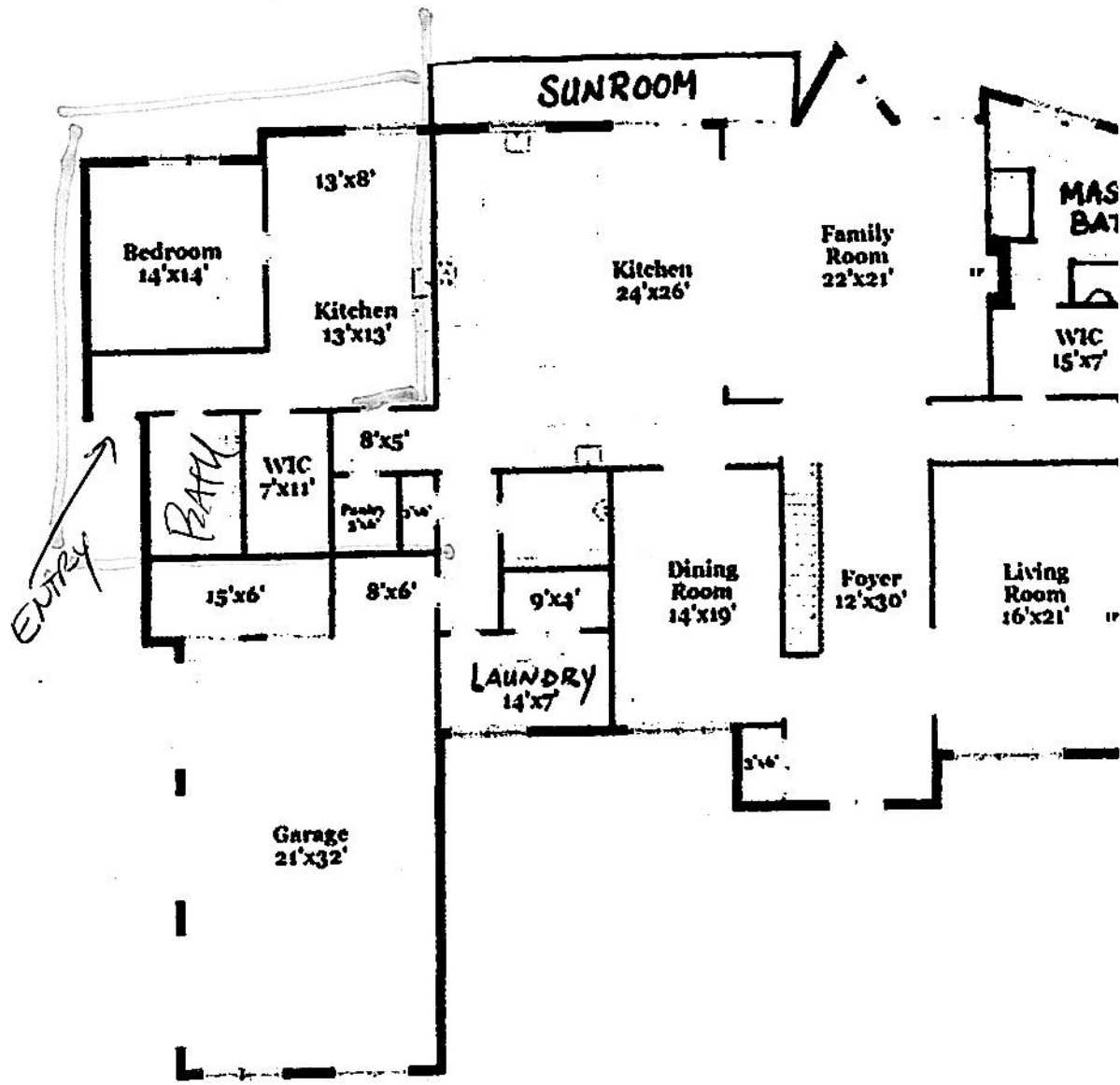
Dear Brian & Kimberly:

As a requirement of the New Fairfield Zoning Commission we are notifying you, as you are an abutting property owner of 8 Sunswept Drive. We are submitting an application to legalize the existing bedroom with private bath & entrance as an auxiliary apartment. The date of the Zoning Commission meeting is June 1, 2022.

If you have any questions, the application is on file in the Land Use department of Town Hall.

Warm regards,

*Personalized letter
to all*



SUNROOM

Bedroom
14'x14'

13'x8'

Kitchen
13'x13'

Kitchen
24'x26'

Family
Room
22'x21'

MAS
BAT

WIC
15'x7'

BATH

WIC
7'x11'

8'x5'

Porch
5'x2'

5'x6'

ENTRY

15'x6'

8'x6'

9'x4'

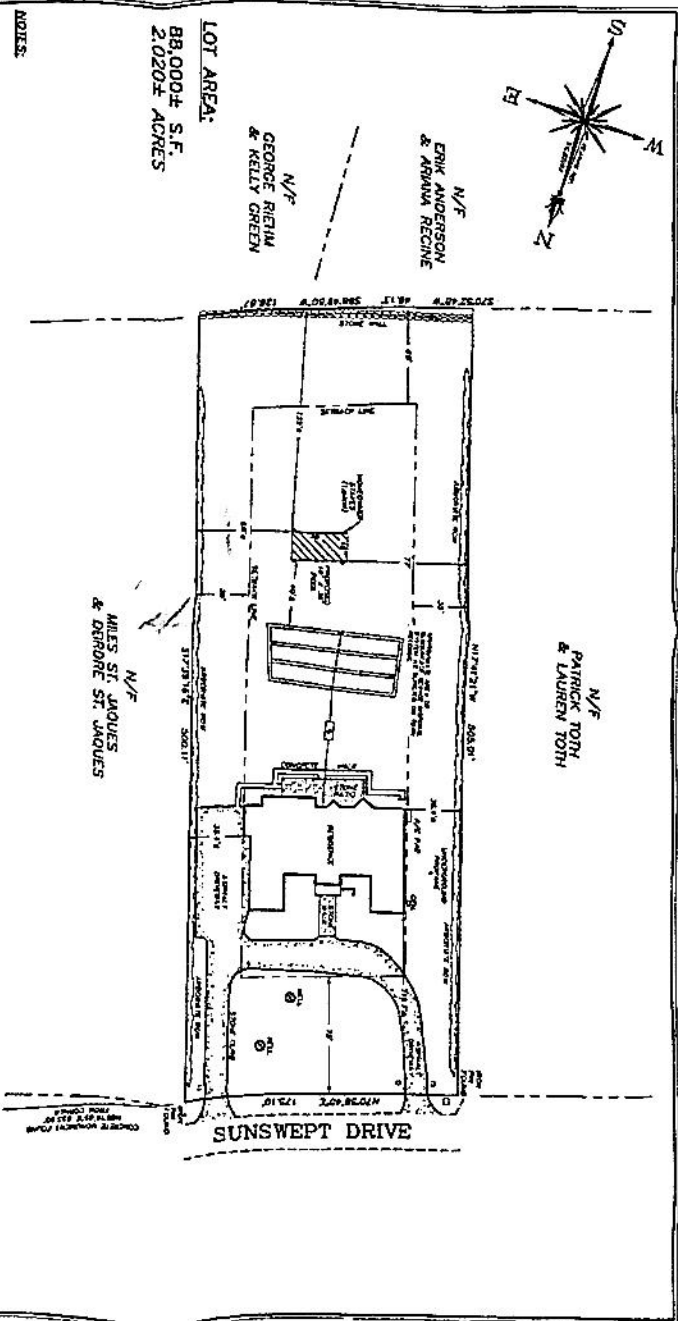
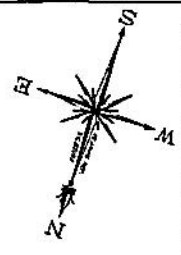
Dining
Room
14'x19'

Foyer
12'x30'

Living
Room
16'x21'

LAUNDRY
14'x7'

Garage
21'x32'



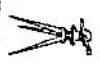
LOT AREA:
88,004 S.F.
2.020± ACRES

NOTES:

The State of Connecticut has a long history of recognizing the right of private property owners to use their land as they see fit, subject to the public health, safety and general welfare. The State has a duty to protect the public health, safety and general welfare, and to regulate the use of land in a manner that is consistent with the public interest. The State has a duty to regulate the use of land in a manner that is consistent with the public interest. The State has a duty to regulate the use of land in a manner that is consistent with the public interest.

ZONE	FRONTAGE	ALIGNED	EXISTING	PROPOSED
LOT AREA	1.42	4600 sq. ft.	3,000 sq. ft.	1,100 sq. ft.
BUILDING AREA	1.18	3,100 sq. ft.	1,800 sq. ft.	1,300 sq. ft.
ADVERTISING SIGNAGE	N/A	N/A	N/A	N/A
AVERAGE GRADE	N/A	80.0%	81.0%	81.0%
BUILDING HEIGHT	N/A	12.0'	12.0'	12.0'

BRAUTIGAM LAND SURVEYORS, P.C.



30 N. Main St., Suite 200, Middletown, CT 06457
 Tel: 860.346.1234
 Fax: 860.346.1235
 www.brautigamland.com

ZONING LOCATION SURVEY
 PREPARED FOR
JOSEPHINE J. MINEO
& HEATHER HAASE BERNATCHEZ
 8 SUNSWEEP DRIVE
 NEW FAIRFIELD, CONNECTICUT

JOB No. 243007-01
 SCALE: 1" = 40'
 DRAWN BY: SSB
 CHECKED BY: NAB
 DATE: 5/18/2012