

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

**SPECIAL PERMIT APPLICATION**

\* Application Number SP-22-026

Map: 18 Block: J Lot: 19,7

Please type or print:

Date: <sup>(9)</sup> 7/5/2022

Applicant: Caseyenne Higgins

Mailing Address: 227 Ball Pond Rd., New Fairfield CT

Project Address: 227 Ball Pond Rd.

Phone No: 203 768-5142

Owner (s) of Record: Caseyenne + Jeffrey Poopor

Address: 227 Ball Pond Rd.

Phone No: 203 768-5142

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

A private home based speech-language practice.

- For the following purpose: \_\_\_\_\_

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**  
9-13-22

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.

Chris Paopon 7/5/2022  
Signature of owner (date)

Chris Paopon 7/5/2022  
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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



# Business Proposal

To whom it may concern,

My name is Caseyanne Higgins M.S. CCC-SLP. I am a state licensed speech therapist in both CT and NY. I also hold my state teaching certifications for speech pathology in CT and NY. I am writing because I would like to open a home-based speech-language practice in the fall at the address of my home, 227 ball pond rd. The LLC of "The Speech Farm" has been developed and has been used contractually for 6 months. Previously the LLC of Caseyanne Higgins Speech-Language Pathology was used for 10 years in surrounding towns providing contractual early intervention and CPSE preschool services through NY state.

The Speech Farm LLC will service primarily early childhood, preschool, and school aged children in a 1:1 setting. There is an extra parking spot to the right of the dwelling that does not interfere with the primary parking in front of the garage. The clients will enter through the little door which leads right to the kitchen/lobby. From there the student and clinician will go to the bonus room/treatment room over the garage for speech-language services. Sessions will be ½ hour in length and there will only be one family scheduled at a time with no overlapping of parking or home occupancy.

I believe this business will be a great asset to the New Fairfield community. Currently there are no options for pediatric district children to receive services if they did not qualify through the schools or state. This will provide ease and convenience to community parents to get the help they need for their children in a safe, professional, home-based environment.

Thank you for your time,

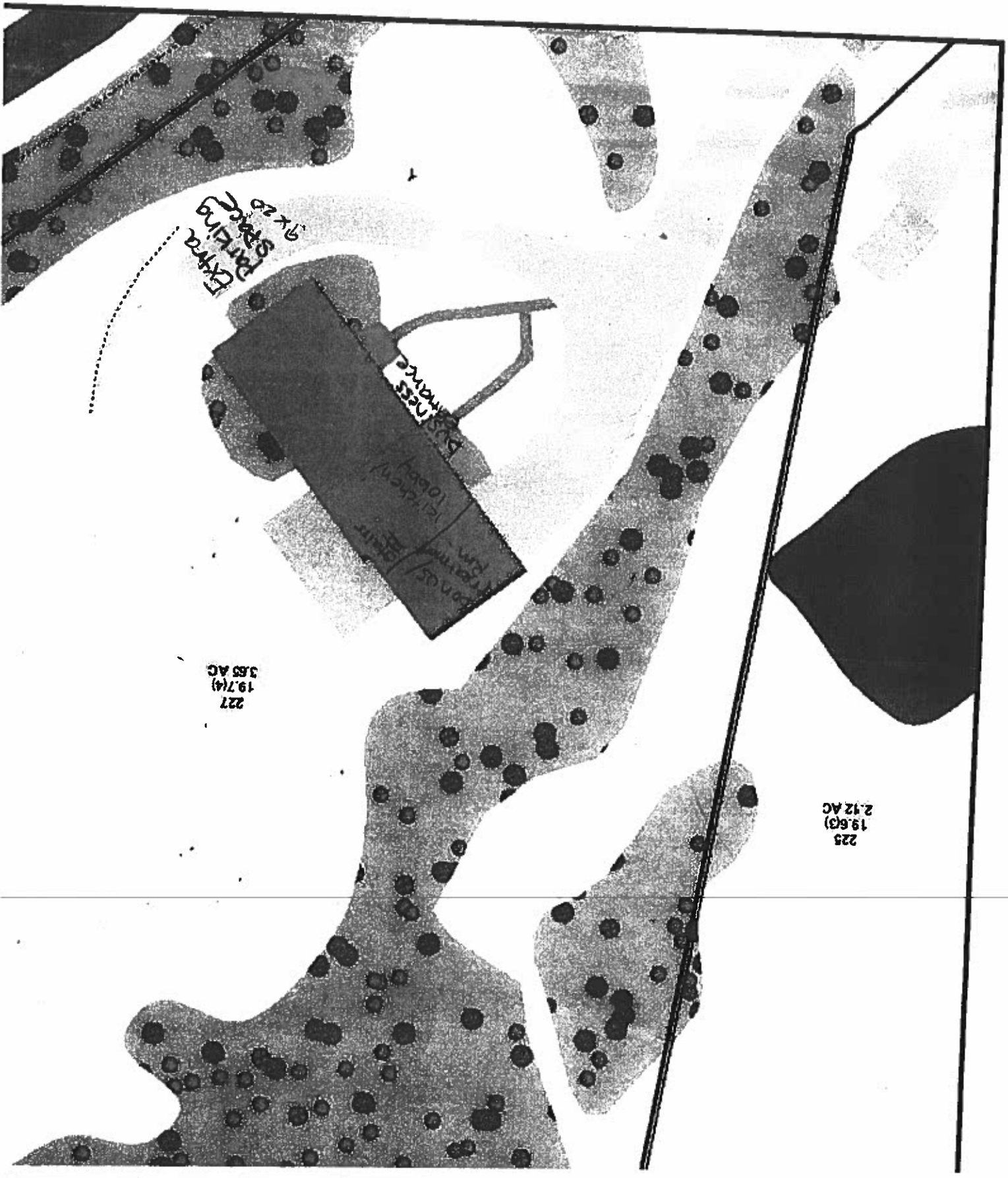
Caseyanne Higgins MS CCC-SLP

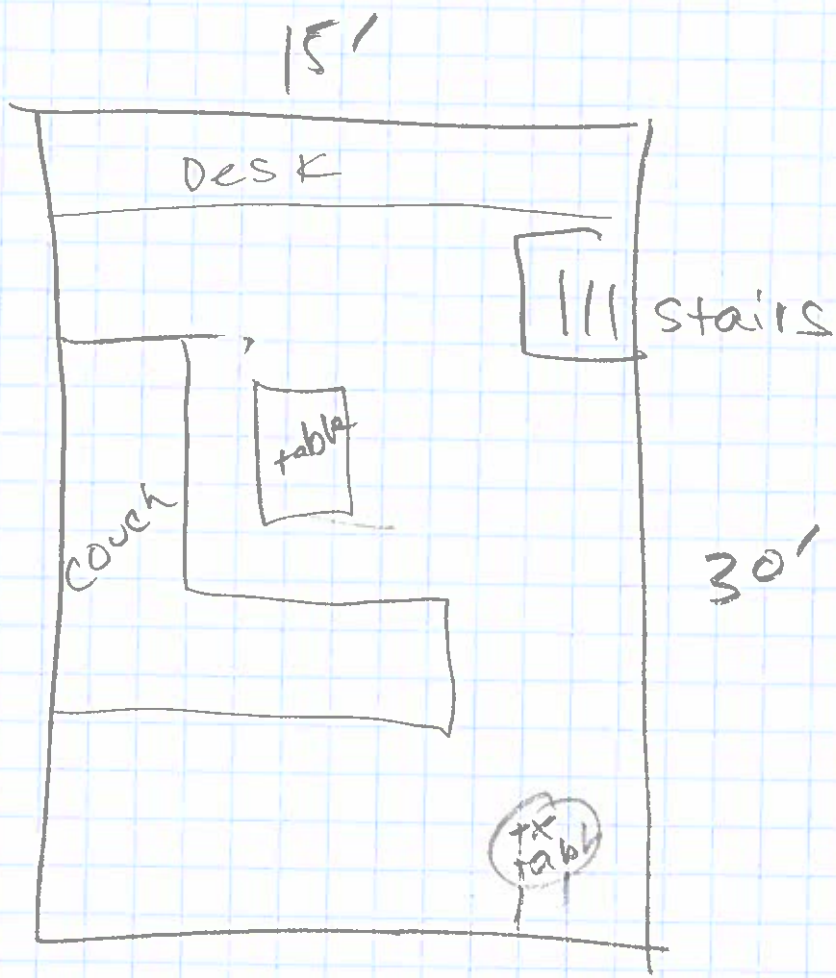
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3/3/2021 10:09:08 AM  
Scale: 1"=33'  
Scale is approximate





Replacement Cost  
Less Depreciation:

\$203,900

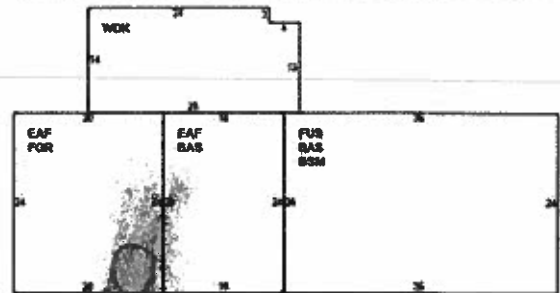
Building Photo



(https://images.vgsi.com/photos/NewFairfieldCTPhotos/A00V00156124.jpg)

Building Attributes	
Field	Description
Style:	Colonial
Model	Residential
Grade:	B-
Stories:	2
Occupancy	
Exterior Wall 1	Vertical/B+B
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shngl.
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Fir 1	Hardwood
Interior Fir 2	
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Full Bathrms:	2
Half Baths:	1
Num Xtra Fx	
Total Rooms:	8
Bath Style	Average
Kitchen Style	Average
Fireplaces	1
Bemt Garage	
Fin Bsmt Area	
Fin Bsmt Qual	
Func Code	
Eco Code	
Num Park	
Fireplaces 1	
Fndtn Cndtn	
Basement	

Building Layout



tx rm as shown on graph (20x24) size  
(ParcelSketch.ashx?pid=338&bid=338) paper

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,248	1,248	
FUS	Finished Upper Story	864	864	
EAF	Expansion Attic Finished	864	432	
BSM	Basement	864	0	
FGR	Garage	480	0	
WDK	Wood Deck	384	0	
		4,704	2,544	

Extra Features

Extra Features	Legend