

**ZONING COMMISSION**  
Town of New Fairfield  
4 Brush Hill Rd.  
New Fairfield, CT 06812  
203-312-5646 Fax 203-312-3508

**SITE PLAN APPLICATION**

Application Number 21-23-002

Map: 19 Block: 1 Lot: 32

Please type or print:

Date: 12/30/2022

Applicant: April Bent

Mailing Address: 12 Old Farm Rd, New Fairfield CT 06812

Project Address: 89 CT-39 Suite 1, New Fairfield CT 06812

Phone No: 201-699-2414

Owner (s) of Record: James Piskura

Address: 89 CT-39, New Fairfield CT 06812

Phone No: 203-948-3701

\* Application is hereby made for site plan per section 8.1 and pursuant to the following section (s) of the Zoning Regulations: Section 4.1 Business/Commercial

For the following purpose: Esthetics for facial and waxing

at 89 route 39 with one employee (myself) with hours Mon-Fri 10am-6pm.

In compliance with the requirements of the Zoning Regulations, I am hereby submitting the fee, plans, documents and additional information as required.

Fee of \$160.00 (Includes State Surcharge).

Application Requirements: (see attached)

**received**  
12-30-22

Report from Health Department on adequacy of sewage disposal system and water supply.

Report (s) from other Town Agencies as follows:

- Fire Marshal
- Town Engineer
- Inland Wetland Commission
- Conn. Dept. of Transportation
- Zoning Enforcement Officer
- Other Agency (please specify) \_\_\_\_\_
- Copy of additional information as follows: \_\_\_\_\_



Signature of owner (date) 12/30/22



Signature of Applicant (date) 12/30/22

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: \_\_\_\_\_

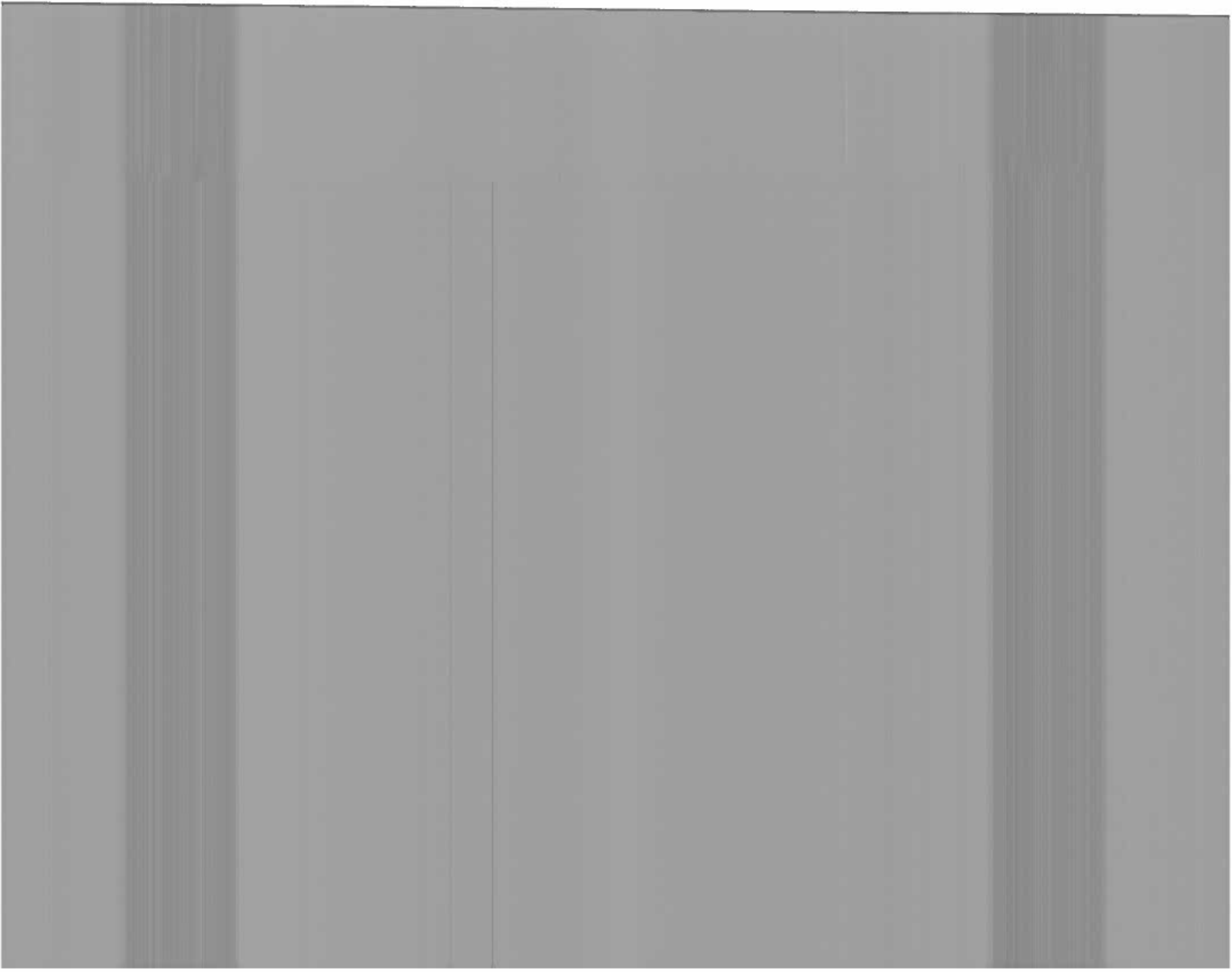
Date of Commission Action: \_\_\_\_\_ Legal Notice Published \_\_\_\_\_

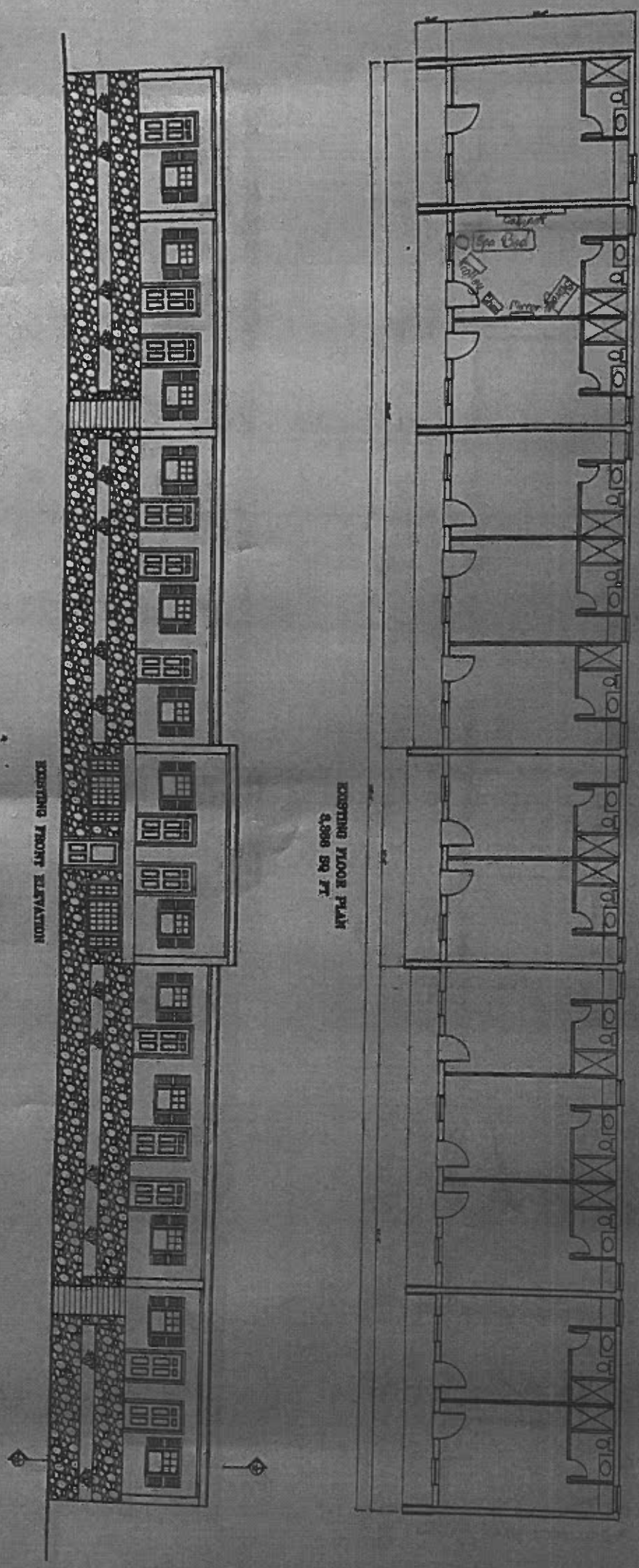
Application Approved     Application Denied

Application Approved & Modified

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

\_\_\_\_\_





HOLLYHART ARCHITECTS ENGINEERS

EXISTING FLOOR PLAN  
4,388 SQ. FT.

10-1-0/1

EXISTING FRONT VIEW  
AND FLOOR PLAN

DRAWING PREPARED  
FOR  
JIM PISKURA  
89 ROUTE 39  
NEW FAIRFIELD, CT



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Cabinet

Spa Bed

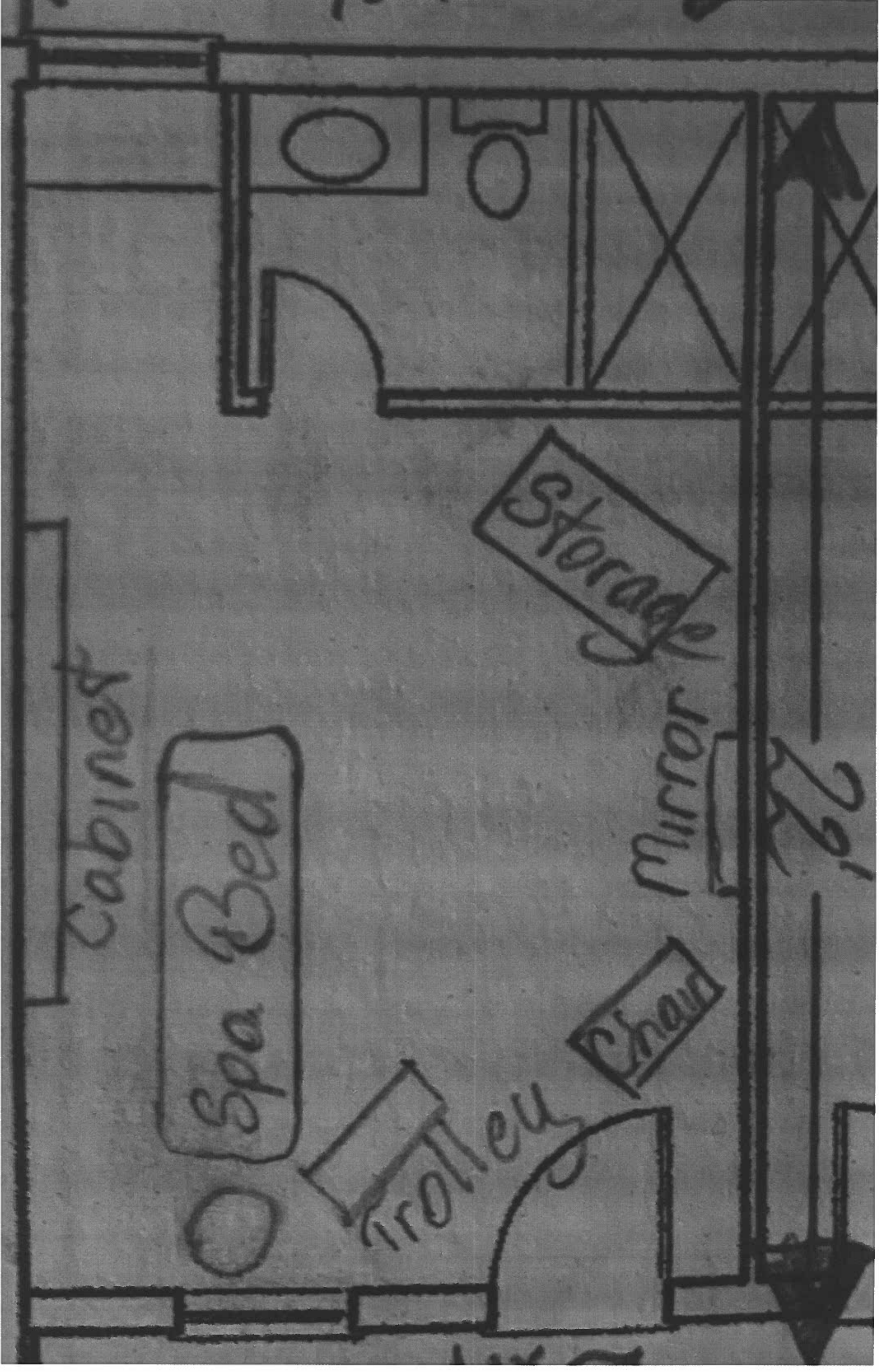
Trolley

Chair

Mirror

Storage

29'



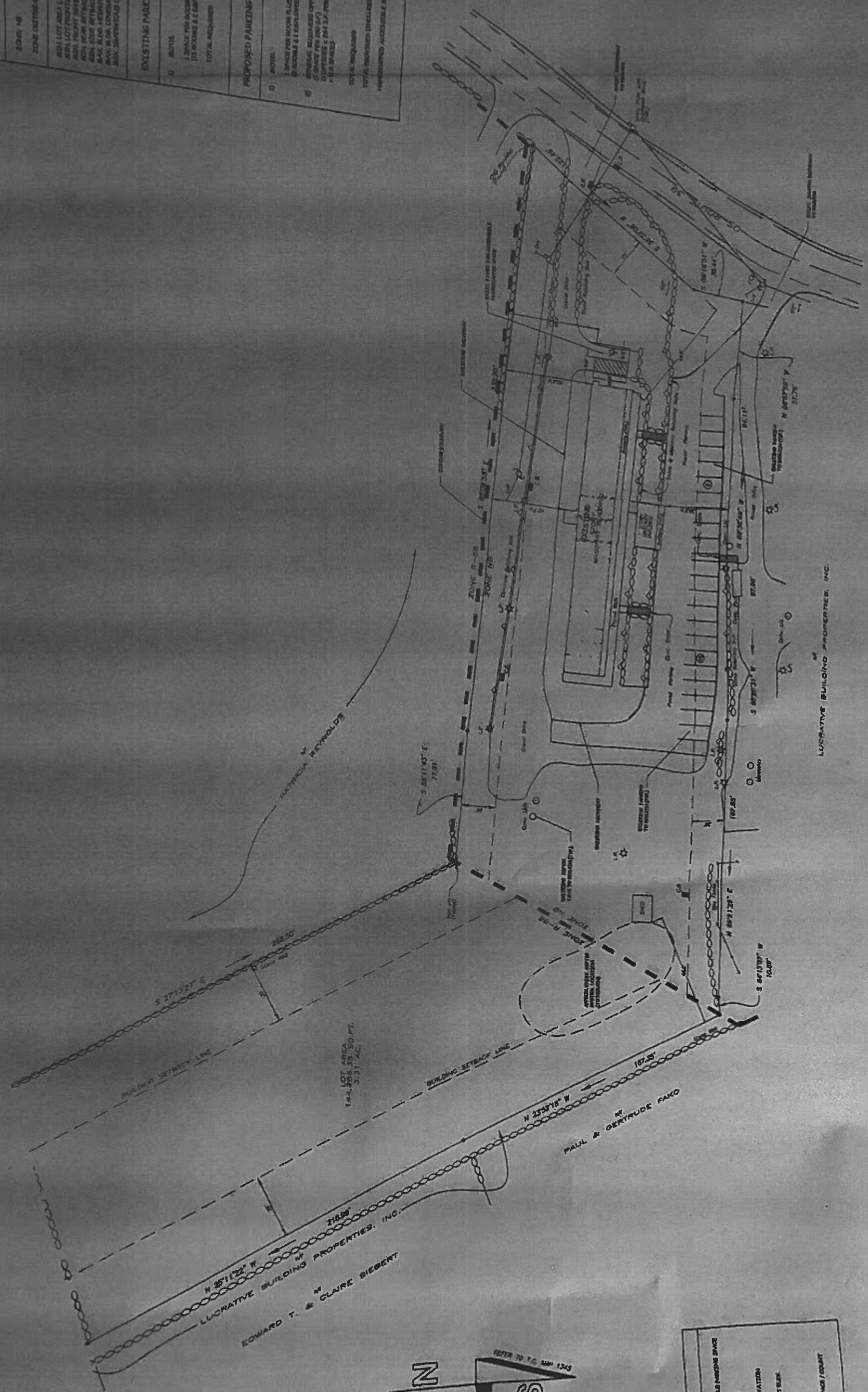
ZONING INFORMATION	
ZONE NO.	100-50
ZONE DESCRIPTION	
MIN. LOT AREA (AC)	
MIN. FRONT SETBACK (FT)	
MIN. SIDE SETBACK (FT)	
MIN. REAR SETBACK (FT)	
MAX. BLDG. HEIGHT (STORIES / FT)	
MAX. BLDG. COVERAGE (%)	
MAX. SIGNAGE COVERAGE (%)	

EXISTING PARKING INFO	
1) HOTEL	
2) SPACE PER ROOM PLUS ONE PER 100	
3) TOTAL REQUIRED	
4) TOTAL PROVIDED	

PROPOSED PARKING INFORMATION	
1) HOTEL	
2) SPACE PER ROOM PLUS ONE PER 100	
3) TOTAL REQUIRED	
4) TOTAL PROVIDED	

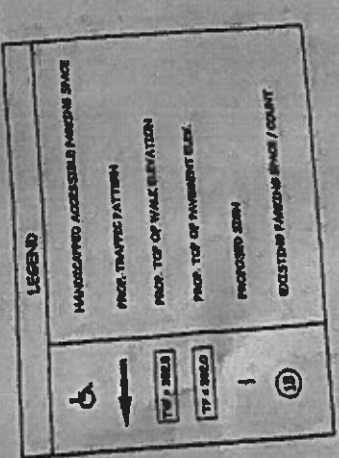


REVISIONS


LUCRATIVE BUILDING PROPERTIES, INC.  
87 ROUTE 39

- HANDED OFF ACCESSIBLE NOTES:**
1. THE ACCESSIBLE ROUTE IS TO HAVE A MAXIMUM SLOPE OF 1:12.
  2. ACCESSIBLE ROUTE OF 1:12 SHALL NOT BE USED AS A DRIVEWAY.
  3. ACCESSIBLE ROUTE SHALL BE PROVIDED OUTSIDE OF THE ACCESSIBLE ROUTE.
  4. A CURB CUT WITH A SLOPE OF 1:12 SHALL BE PROVIDED ON THE SIDE OF THE ROUTE TO BE PROVIDED.
  5. CURB CUT WITH A SLOPE OF 1:12 SHALL BE PROVIDED ON-SITE. THIS INCLUDES ONE (1) HANDICAPPED VAN SPACE.
  6. ABOVE GRADE DRIVE WITH HANDED OFF DRIVE AND HANDED OFF PARKING SPACES SHALL BE PROVIDED.
  7. ACCESSIBLE ROUTE SHALL BE PROVIDED FROM THE START OF CONSTRUCTION.
  8. THE HANDED OFF PARKING SPACES SHALL BE PROVIDED SO THAT TRUCKS ARE NOT OBSTRUCTED TO DRIVE ON WALL MOUNTED PARKING.
  9. A CURB CUT IS PROVIDED AT THE END OF THE ROUTE.
  10. A CURB CUT SHALL BE PROVIDED TO BE PROVIDED ALONG THE ROUTE.
  11. A SIGNAGE SHALL BE PROVIDED AT THE END OF THE ROUTE.

- ALL NOTES:**
1. THE PLAN IS TO BE PROVIDED ON TOP OF UTILITIES.
  2. THE PLAN IS TO BE PROVIDED TO THE PROPOSED BUILDING.
  3. THE PLAN IS TO BE PROVIDED TO THE PROPOSED BUILDING.
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  10. THE PLAN IS TO BE PROVIDED TO THE PROPOSED BUILDING.



DENSITY MAP (1:12.5)