

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

**SPECIAL PERMIT APPLICATION**

\*Application Number SP-23-004

Map: 22 Block: 7 Lot: 386

Please type or print:

Date: Feb. 20, 2023

Applicant: Christina Ford

Mailing Address: 2 Meadow Ridge Dr, New Fairfield, CT 06812

Project Address: 2 Meadow Ridge Dr, New Fairfield, CT 06812

Phone No: Christina (401) 439-6398 ; Kevin (845) 629-1832

Owner (s) of Record: Kevin Covino + Christina Ford

Address: 2 Meadow Ridge Dr, New Fairfield, CT 06812

Phone No: Christina (401) 439-6398 ; Kevin (845) 629-1832

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

\_\_\_\_\_

For the following purpose: To have ~~the~~ a home office for my chiropractic practice. Seeing 1-5 patients per day and only 1 patient at a time and breaks between patients so there is no overlap. Approx. 330 square feet.  
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.



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:

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

Mr M 2/21/23  
Signature of owner (date)

Mr M 2/21/23  
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:

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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

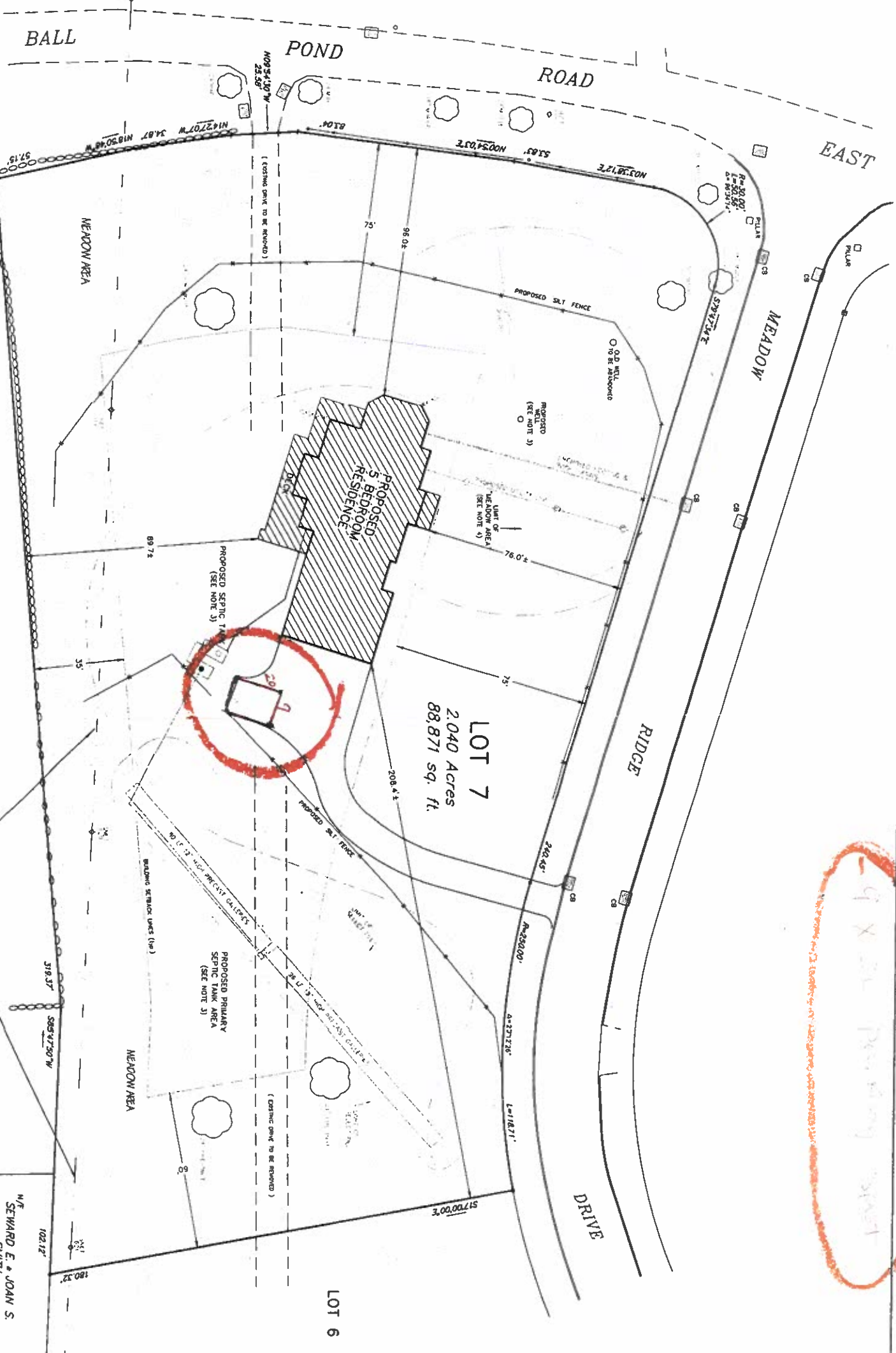
Application Approved & Modified

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

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9 x 200 Proposed Street

N/E LOUIS S. & ANGELICA D'ANGELO (VOL. 198, PG. 19 - T.C. MAP 2392 - H&R)

N/E SEWARD E. & JOAN S. SMITH (VOL. 186, PG. 127 - T.C. MAP 2392 - H&R)

**ZONING LOCATION SURVEY / PROPOSED SHOWING**  
**LOT 7 - "THE MEADOW AT BALL POND"**  
FORMERLY KNOWN AS - "THE POINTE AT BALL POND"  
PREPARED FOR  
**FIRST NINE CORPORATION**  
**MEADOW RIDGE ROAD**  
**NEW FAIRFIELD, CONNECTICUT**  
AREA= 2,040 ACRES, ZONE= R-88 DATE: SEPT. 4, 2002

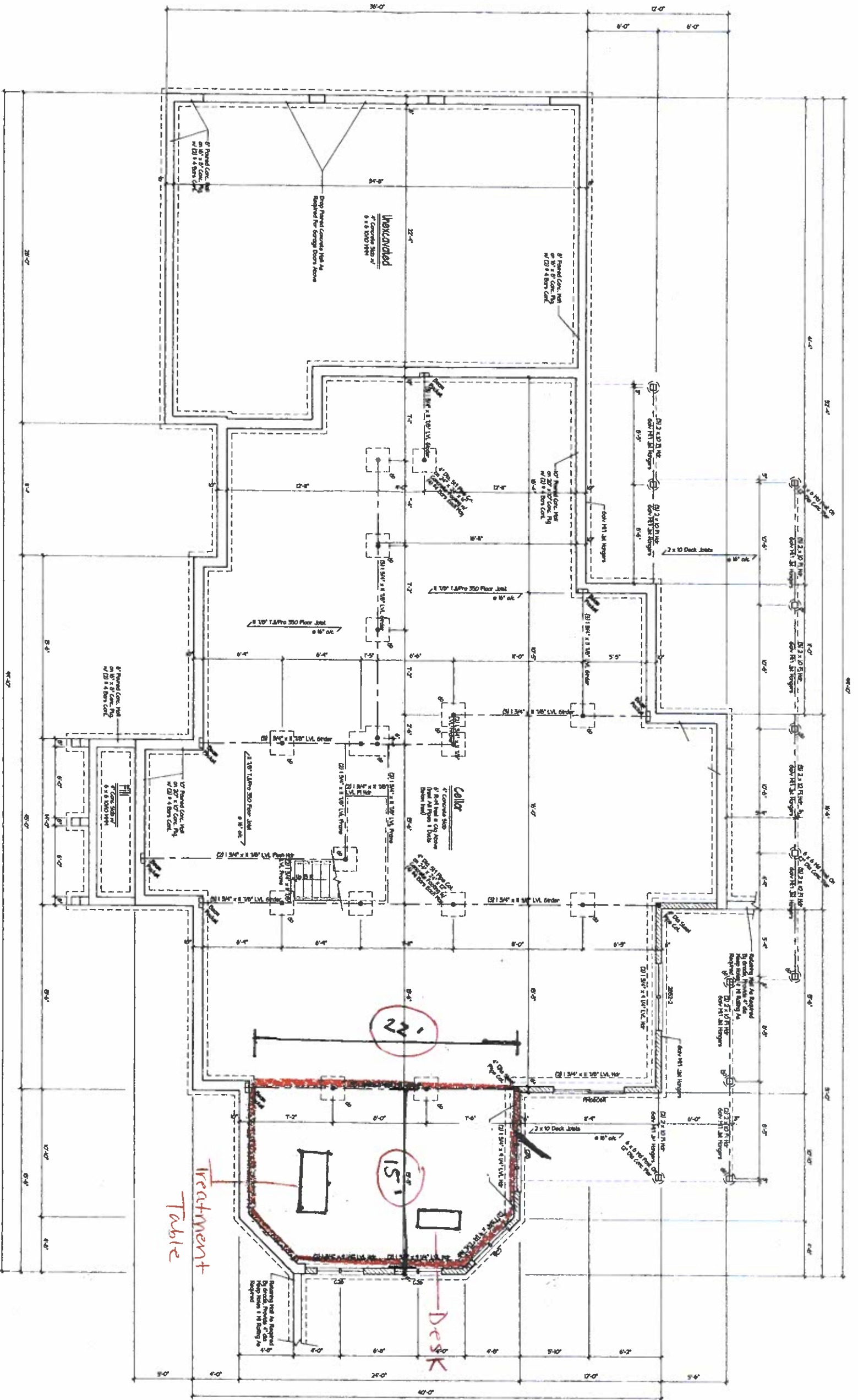
TO MY KNOWLEDGE AND BELIEF THIS SURVEY ACCURATELY REPRESENTS THE ACTUAL CONDITIONS OF THE LAND SURVEYED AND THE INFORMATION THEREON.

*Richard J. ...*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 12345 - STATE OF CONNECTICUT  
432 MAIN ST. (203) 761-5110 06810

**MAPPING NOTE:**  
1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF THE STATE OF CONNECTICUT AND THE REGULATIONS OF THE STATE OF CONNECTICUT AS ENFORCED BY THE ZONING COMMISSION. THIS IS A ZONING LOCATION SURVEY BASED ON A CLASS A-2 RESURVEY COMPATIBLE TO NEIGHBORLY ACCURACY.  
2. REFER TO VOL. 198 PG. 19 - H&R.  
3. REFER TO MAP ENTITLED "SUBDIVISION MAP OF THE MEADOW AT BALL POND" PREPARED BY THE SAME SURVEYOR AND REGISTERED PROFESSIONAL LAND SURVEYOR, DATE: JULY 14, 1998 REVISED DRAWING: JANUARY 24, 2000  
4. PROPOSED MEADOW RIDGE ROAD TAKEN FROM PLAN PREPARED BY CONSULTANTS & ENGINEERS, P.C.  
5. RESTRICTED USE OF THE DESIGNATED "MEADOW AREA" IN ACCORDANCE WITH THE REGULATIONS OF THE ZONING COMMISSION.

**GENERAL NOTES:**  
1. REFER TO VOL. 198 PG. 19 - H&R.  
2. REFER TO MAP ENTITLED "SUBDIVISION MAP OF THE MEADOW AT BALL POND" PREPARED BY THE SAME SURVEYOR AND REGISTERED PROFESSIONAL LAND SURVEYOR, DATE: JULY 14, 1998 REVISED DRAWING: JANUARY 24, 2000  
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4. RESTRICTED USE OF THE DESIGNATED "MEADOW AREA" IN ACCORDANCE WITH THE REGULATIONS OF THE ZONING COMMISSION.





**Foundation Plan**  
Scale: 1/4" = 1'-0"

Residence For  
First Nine Corporation

**R. BARRY SOENEY AIA**  
Architects  
294 LENOX AVENUE, MOUNT KISCO, NEW YORK 10549 (914) 666-8650

P.C.  
6-20-03  
202-081  
2

**Notes:**

- All Footings To Be on Solid Unexcavated Earth
- All Framing Members To Be # 2 Douglas Fir - Larch Or Better
- Double Frame Under All Partitions Parallel To Framing
- Double All Door Joints At Cellar
- 1 1/2" Insulation To Be R-10.0 Control Joints For Additional Framing Required

**Legend:**

- (A) 2" x 4" Wood Post
- (B) Single Postulator
- (C) w/ Battery Back-Up
- (D) High Dispenser
- (E) w/ Battery Back-Up
- (F) Custom Formable Dispenser
- (G) w/ Battery Back-Up
- (H) Surface Mounted Light
- (I) Surface Mounted Light
- (J) Surface Mounted Light
- (K) Fixture w/ Pull Chain
- (L) Duplex Outlet
- (M) Grand Fath Interceptor (rent) At All Exit Areas (As Required By Code)

**Wood Header Schedule**

Span	Header Size
Up To 3'-0"	(1) 2" x 8" HD
Up To 4'-0"	(2) 2" x 10" HD
Up To 6'-0"	(3) 2" x 10" HD

**Notes:**  
Unless Otherwise Noted On Plans

Do Not Scale Prints