

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

*With #100
- Part 1*

SITE PLAN APPLICATION

Application Number ST-23-009

Map: 29 Block: 15 Lot: 11

Please type or print:

Date: 5/31/23

Applicant: Miguel A. Pereira Pereira Investments LLC.

Mailing Address: 74 Route 37 New Fairfield CT 06812

Project Address: 74 Route 37 New Fairfield CT 06812

Phone No: 203-482-1610

Owner (s) of Record: Andrena & Fernando Pereira AGP Investment LLC

Address: 74 Route 37 New Fairfield CT 06812

Phone No: 203-617-5776

* 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: Ice cream and coffee shop

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)



- 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: _____

Shirley 5/31/23
Signature of owner (date)

[Signature] 5/31/23
Signature of Applicant (date)

.....
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: _____

R. J. GALLAGHER, JR. & ASSOCIATES
PATRIOT SQUARE
39 MILL PLAIN ROAD - SUITE #2
DANBURY, CONNECTICUT 06811
203-798-9640

May 24, 2023
Revised for Ice Cream Parlor
June 5th, 2023

Timothy Simpkins
Director of Health
Town of New Fairfield
4 Brush Hill Road
New Fairfield, CT 06812

RE: 74 Route 37, New Fairfield, CT
R.J.G. JR. & ASSOCIATES FILE NO. 07059

Dear Mr. Simpkins,

The purpose of this letter is to state for the record the results of the evaluation I have conducted regarding the above-referenced property.

A site inspection was conducted on Friday, May 12, 2023, to review the water meter data for the entire building and the effluent levels in the existing leaching system.

The leaching system currently functions on the first row (of three). The inspection showed no evidence of effluent in the second row of galleries or the third row of leaching fields. The water meter data shows that only Units 3-6 (daycare) and Unit 1 (salon) are currently active.

Unit 1 averages 400 gpd (of which lawn watering may be a part), and Units 3-6 average 376 gpd. Units #9 & #10 are proposed to be an Ice Cream Parlor with water usage of approx. 500 GPD (previous historical usage). The existing system is capable (by design) of handling 1,800 gpd of non-problematic sewage (water meter). The additional daycare and Ice Cream Parlor, use will not over-tax the existing system. (A B100 is on file for future).

Water meter readings should be provided quarterly as per the approved plan by this office dated 9/25/07, revised 11/26/07 As-Built dated 3/3/08.

If you have any questions or require any further information, please contact me.

Very Truly Yours,


Ralph J. Gallagher, Jr., P.E.



RJG/ab
Cc: A. Pereira



Memorandum


To: New Fairfield Zoning Commission

From: Timothy R. Simpkins, R.S. Director of Health

Date: 6/6/23

Re: Ice Cream Shop @ 74 Rt. 37



The New Fairfield Health Department has no objections to this proposal. 

Further testing/information is required prior to the approval from the New Fairfield Health Department.

The New Fairfield Health Department has no objection; however State of Connecticut consent is required prior to final Health Approval.

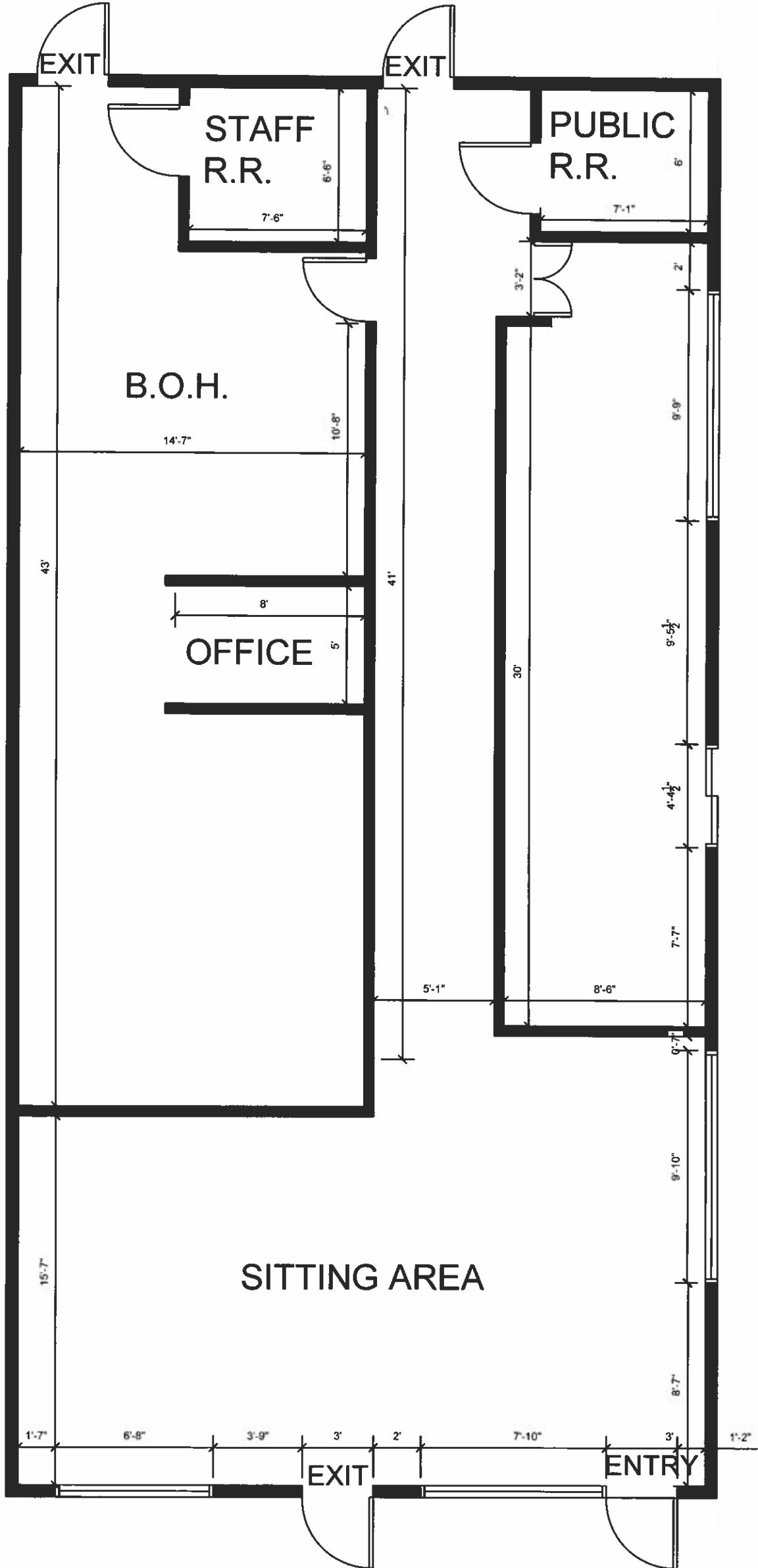
The New Fairfield Health Department cannot approve this project.

Other: _____

If you have any further questions, please feel free to contact me.

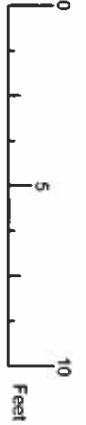
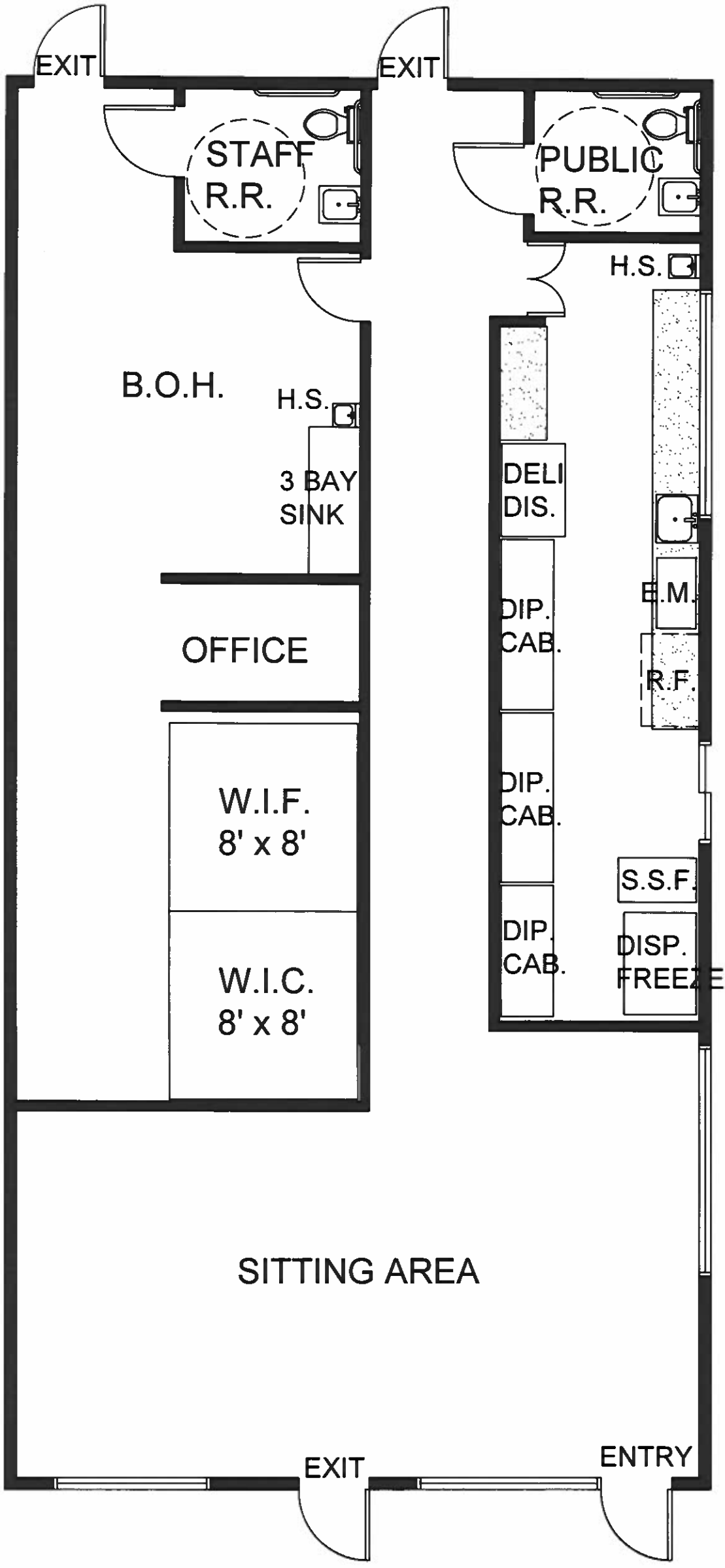


1 Proposed Floor Plan
 3/16" = 1'-0"



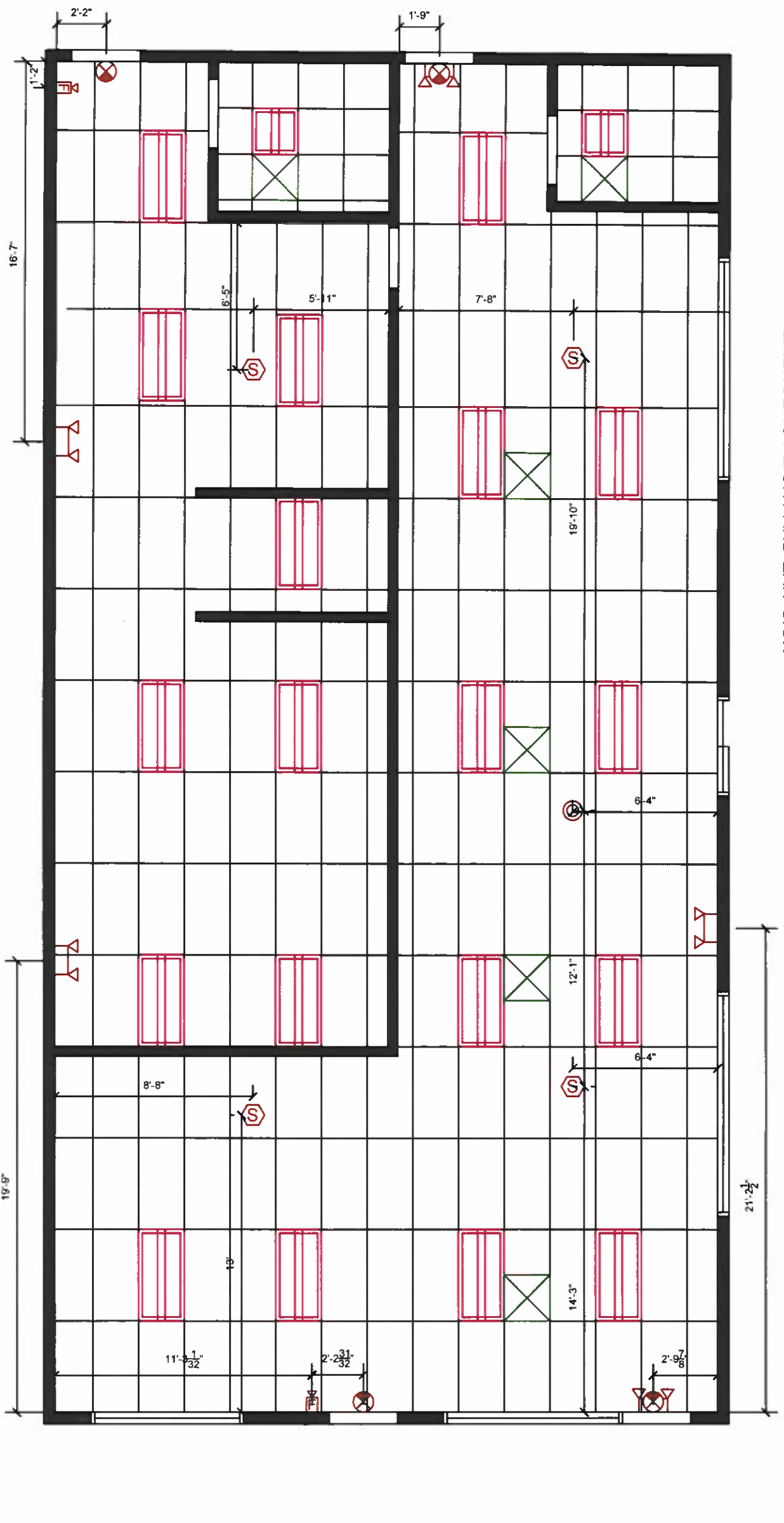
Sheet No. 1 of 2	Pereira Holdings, Inc D.B.A New Fairfield Twisters	Twisters Ice Cream Cafe	Drafter: <u>Nicole M. Prata</u>
			Date: <u>May 24, 2023</u>
			Scale: <u>3/16" = 1'-0"</u>

1 Equipment Plan
 3/16" = 1'-0"

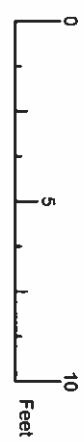


2 of 3	Sheet No.	Pereira Holdings, Inc D.B.A New Fairfield Twisters	Twisters Ice Cream Cafe	Drafter: <u>Nicole M. Prata</u> Date: <u>May 24, 2023</u> Scale: <u>3/16" = 1'-0"</u>

-  WALL OR CEILING MOUNTED EXIT SIGN
-  WALL OR CEILING MOUNTED EMERGENCY LIGHT
-  WALL OR CEILING MOUNTED EMERGENCY LIGHT AND EXIT SIGN
-  SMOKE DETECTOR
-  WALL MOUNTED FIRE HORN/STROBE
-  CEILING MOUNTED STROBE



1 Reflected Ceiling Plan
3/16" = 1'-0"



Sheet No. 3 of 3	Pereira Holdings, Inc D.B.A New Fairfield Twisters	Twisters Ice Cream Cafe	Drafter: <u>Nicole M. Prata</u> Date: <u>December 2, 2022</u> Scale: <u>3/16" = 1'-0"</u>
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LEGEND

APPROX. LOC. OF TEST HOLES
APPROX. LOC. OF PERC TESTS

APPROX. EXISTING GRADE CONTOURS TAKEN FROM MAP PREPARED BY PAUL A. HIRO, P.C.

PROPOSED FINISH GRADING
HAY BALES OR SILT FENCE

PROPOSED 3" CALIPER MAPLE TREE (TYP)
9 PLACES (CALIPER MEASURED 6" ABOVE GRADE)
8" DEEP

PROPOSED STORM DRAINAGE

PROPOSED 8" DIAMETER
DRIWELL (SEE DETAIL)
315.2 EXISTING SPOT ELEVATION

PROPOSED FINISH
GRADE SPOT ELEVATION

PROPOSED LIGHTING
(NOT TO EXCEED 18' HIGH)
(SEE SERIAL SHEET 92071-2)
COMPACT CAR SPACE
HANDICAP CAR SPACE

PROPOSED 2"-10,000 GALLON FIRE
TANKS (SEE DETAIL SHEET 92071-2)
TOP ELEVATION 312.0
BOT ELEVATION 308.0

PROPOSED 10" SDR-35 PVC
TIGHT JOINT PIPE @ 1.3%
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PROPERTY TRANSFER REFER TO PLAN
PREPARED BY PAUL A. HIRO, P.C.
DATED 12/22/92 REVISED 2/1/93 FOR
ADDITIONAL INFORMATION.

PROPOSED RETAINING WALL
(SEE DETAIL SHEET 92071-2)

BENCHMARK PR. NAIL IN POLE
ELEVATION = 313.28

PROPOSED 10" SDR-35 PVC
TIGHT JOINT PIPE @ 1.3%

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EXISTING BUILDING

EXISTING WELL LOCATION

75' WELL RADIUS

N/F DONALD C. & JAMES H. STURGES

PROPOSED 10" SDR-35 PVC
TIGHT JOINT PIPE @ 1.3%

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LINE	DIRECTION	DISTANCE
L1	N 45°22'35" W	1.50'
L2	S 05°00'30" W	13.46'
L3	S 71°03'56" E	6.61'
L4	S 67°22'09" E	16.66'
L5	N 67°22'09" W	16.10'
L6	N 59°40'12" E	11.97'

N/F HARRY H. NEUMAN, SR.

NOTES:

1. PROPERTY LINE BEARINGS AND DISTANCES TAKEN FROM A-2 SURVEY PREPARED BY PAUL A. HIRO, P.C. DATED DECEMBER 2, 1992 REVISED 2/1/93 SCALE 1"=20'.
2. EXISTING GRADE CONTOURS TAKEN FROM A-2 SURVEY PREPARED BY PAUL A. HIRO, P.C. DATED DECEMBER 2, 1992 SCALE 1"=20'.
3. REFER TO SHEET 92071-1 FOR DETAILED SEPTIC DESIGN INFORMATION.
4. REFER TO SHEET 92071-2 FOR STORM DRAINAGE DETAILS AND ADDITIONAL NOTES.
5. LOCATIONS SHOWN ARE APPROXIMATE AND SUBJECT TO FINAL SITE SURVEY. IT IS THE OWNERS AND/OR CONTRACTORS RESPONSIBILITY TO VERIFY ALL PROPERTY LINES, EASEMENTS, EXISTING UTILITIES, ELEVATIONS, ETC PRIOR TO CONSTRUCTION.
6. IT IS THE OWNERS AND/OR CONTRACTORS RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS FROM ALL APPLICABLE AUTHORITIES.
7. IF ANY UNOBTAINED INTERFERENCE EXISTS BETWEEN AN EXISTING AND A PROPOSED UTILITY OR STRUCTURE THE CONTRACTOR SHALL CONTACT THE ENGINEER SO APPROPRIATE ACTION CAN BE TAKEN.
8. THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" PRIOR TO THE START OF CONSTRUCTION TO HAVE ALL EXISTING UTILITIES FIELD MARKED.
9. THE CONTRACTOR SHALL COORDINATE WITH ALL APPLICABLE MUNICIPAL DEPARTMENTS DURING CONSTRUCTION.
10. REFER TO SHEET 92071-2 FOR EMISSION CONTROL NOTES AND DETAILS.
11. GRADAGE AND SIGHTLINE INFORMATION TAKEN FROM PLANS PREPARED BY CONSULTANTS AND ENGINEERS, INC FROM A PREVIOUS PROPOSAL.
12. ALL AREAS NOT COVERED WITH BUILDING, PAVING, SIDEWALKS AND CONCRETE AS NOTED ON THE SITE PLAN WILL BE GRASS.

ZONING INFORMATION

PROPERTY LOCATED IN BUSINESS/COMMERCIAL (BC) DISTRICT

PROPOSED USE = MIXED (OFFICE & FOOD SERVICE)

LOT AREA MINIMUM = 1 ACRE EXISTING = 1.57± ACRES(68,592 SQ. FT.)

MINIMUM LOT FRONTAGE - 150'

MINIMUM LOT DEPTH - 150'

MINIMUM FRONT SETBACK - 45.45'

MINIMUM SIDE REAR SETBACK - 20'

MINIMUM LOT COVERAGE 25%(BUILDINGS AND STRUCTURES)

MAXIMUM BUILDING HEIGHT - 35'

REQUIRED PARKING BUSINESS - RETAIL 6500 (20000-0.85)/150

REQUIRED PARKING BUSINESS - OFFICE 2000 (20000-0.85)/250

REQUIRED PARKING FOOD SERVICE 3000 (30000-0.75)/50

TOTAL REQUIRED 89 SPACES

TOTAL PARKING PROVIDED - 81 SPACES (45 REGULAR, 32 COMPACT & 4 HANDICAP)

HANDICAP PARKING (4 REQUIRED) - 4 PROPOSED

PROPOSAL SHOWN IS REDUCED BY 9% (SEE SECTION 2.8.7 OF ZONING REGULATIONS - REQUIRES APPROVAL BY ZONING COMMISSION)

* BASED ON PROPOSED A-2 SURVEY PREPARED BY PAUL A. HIRO, P.C. AND SUBJECT TO APPROVAL BY TOWN OF NEW FAIRFIELD

MICHAEL J. MAZZUCCO, P.C.
CIVIL ENGINEER (FAX) 797-9438
50 TAAGAN POINT ROAD DANBURY, CONNECTICUT 06811

PROJECT 74 ROUTE #37 (DITULIO)
NEW FAIRFIELD, CT

TITLE SITE/EROSION CONTROL PLAN

SCALE AS NOTED DATE 1/27/93 JOB NO. 92071-R1

DRAWN BY ACAD APPROVED BY M.M.

STATE OF CONNECTICUT
PAUL A. HIRO, P.C.
REGISTERED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT
PAUL A. HIRO, P.C.
REGISTERED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT
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