

JK
P
#153

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 SI-23-015

Map: 19 Block: 15 Lot: 24A

Please type or print:

Date: 6/28

Applicant: VINCENT R 1220

Mailing Address: 28 SERENITY DR NEW FAIRFIELD CT 06812

Project Address: 5 STATE ROUTE 39, UNIT B NEW FAIRFIELD CT 06812

Phone No: 10314134107

Owner (s) of Record: Charter New Fairfield II, LLC

Address: c/o Charter Realty Management Corp 309 Greenwich Avenue, Greenwich, CT 06830

Phone No: Office: (203) 689-7000 | Myles Ostroff Direct: (617) 431-1097

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 B/G Business/Commercial
(Plans Attached)

For the following purpose: Storage and Travel Agency

TRAVEL AGENCY 1500 sq ft M-F 10-6pm Sat 10am-5pm Sun closed

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
6-30-23

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: _____

Myles Ostroff
Signature of owner (date) 6/28/2023
Myles Ostroff as Authorized Agent

Vincent P. ...
Signature of Applicant (date) 6/28/23

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: _____

WALDO & ASSOCIATES, LLC
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
89 STATE STREET
GUILFORD, CT 06437

(203) 453-4386
FAX: (203) 453-2764
tsornichsen@gmail.com

June 28, 2023

Myles Ostroff
Charter New Fairfield II, LLC
c/o Charter Realty Management Corp.
309 Greenwich Avenue
Greenwich, CT 06830

Re: Wastewater discharge
Retail building
7 Route 39
New Fairfield, CT

Dear Mr. Ostroff:

This is written in response to your request for an engineered septic report related to the proposed conversion of a 1,500 square foot commercial space located in the Stop & Shop Plaza from a fitness center use to an office use for a specialized travel agency.

We understand based on information you have provided that the space has one ADA Compliant restroom and no kitchen or breakroom.

A recent analysis that we completed in support of locating a 1,900 square foot fitness center in Guilford, CT established a design flow of 350 gallons per day for that facility. That design discharge was accepted as appropriate by CT DEEP.

Office use daily design flow rates are generally established either by the number of employees per shift or by square footage of the office space. The design flow rates are consistently lower than for a fitness center use.

Non-medical office space wastewater discharge design flow daily flow rates commonly used are in the range of 15-25 gallons per employee and .15 - .18 gallons per day per square foot. Using the .18 gpd/square foot rate would result in a design discharge of 270 gallons per day.

In addition, the wastewater discharge from the proposed office space is not expected to contain any components that would be defined as a high risk to a wastewater treatment facility.

In summary, in our opinion, the conversion in use is appropriate and will not result in an increase in wastewater discharge to the wastewater treatment facility that serves the plaza.

We hope that this addresses your needs in this matter. Please contact the undersigned if you have any questions or would like additional information.

Very truly yours,



Robert E. Sonnichsen, P.E.





Contour Cut Vinyl Decal | 1x



Lexan Panel | Trans Print | 4x

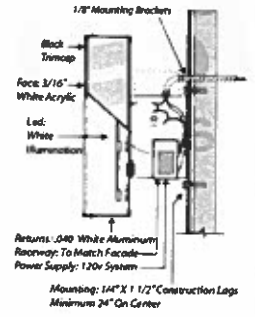


203.604.1842

vincent@insigniadestinations.com

Contour Cut Vinyl Decal | 1x

1/8" Wall Aluminum Raceway
1/8" Mounting Brackets Each Attached To Raceway With Minimum Of 3 #10 Sheet Metal Screws
Letters Attached To Raceway With Minimum Of 4 #8 Sheet Metal Screws.
Raceway Painted To Match Building Specs
Black or Red - Translucent Vinyl Overlay



INSIGNIA
DESTINATIONS



PROOF

PLEASE MARK THE RELEVANT BOX & SIGN

PROOF APPROVED

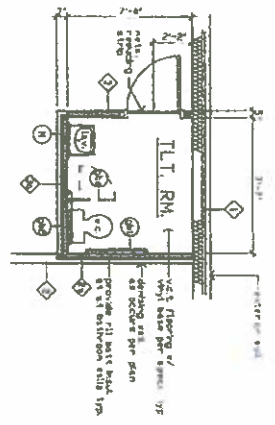
PROOF APPROVED WITH REVISIONS

SIGNATURE

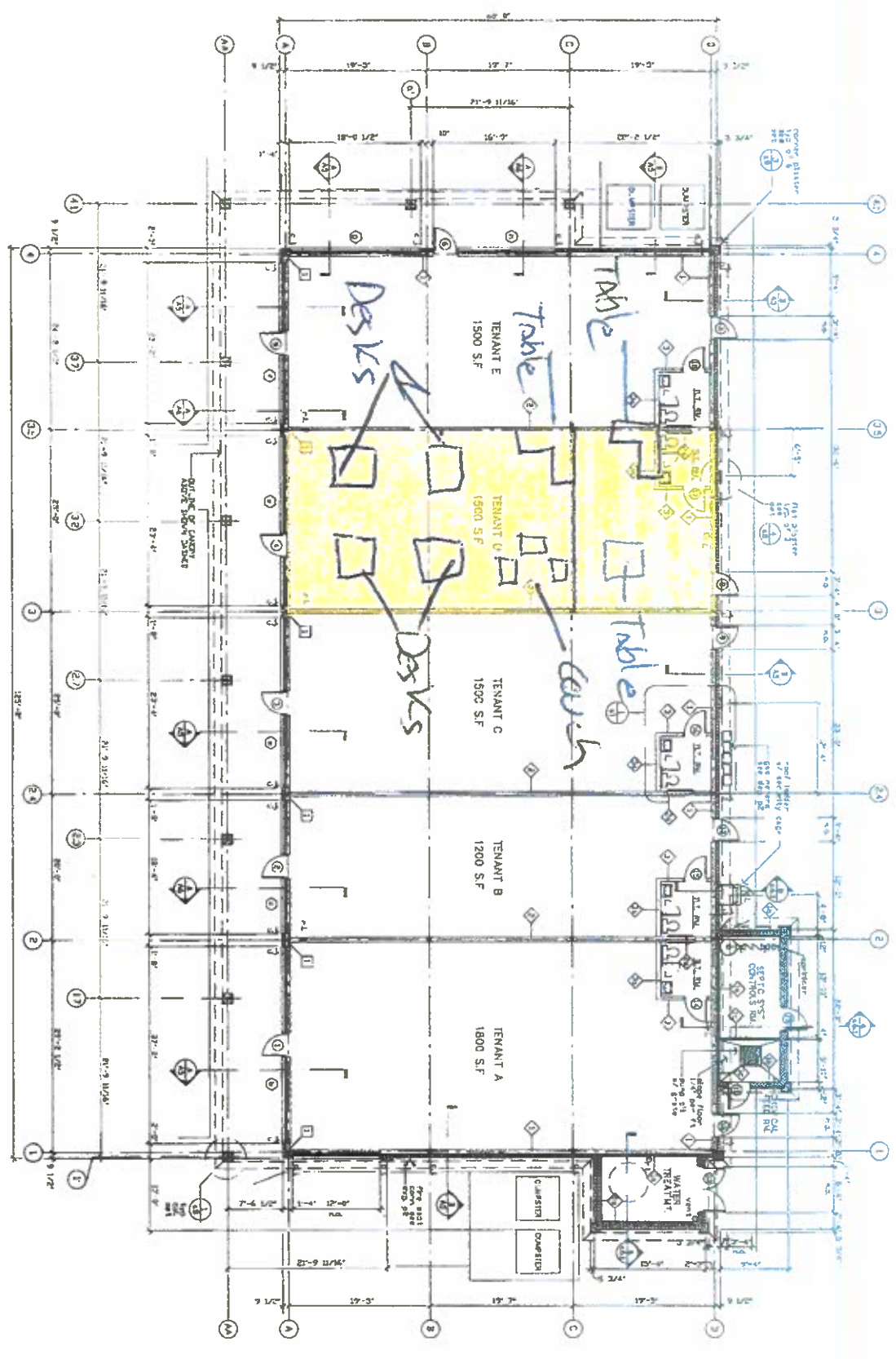
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TOILET ROOM ACCESSORIES

- 1. 2'-0" x 2'-0" mirror
- 2. 1'-0" x 1'-0" medicine cabinet
- 3. 1'-0" x 1'-0" vanity
- 4. 1'-0" x 1'-0" cabinet
- 5. 1'-0" x 1'-0" cabinet
- 6. 1'-0" x 1'-0" cabinet
- 7. 1'-0" x 1'-0" cabinet
- 8. 1'-0" x 1'-0" cabinet
- 9. 1'-0" x 1'-0" cabinet
- 10. 1'-0" x 1'-0" cabinet



Typical toilet room plan
scale: 1/4" = 1'-0"

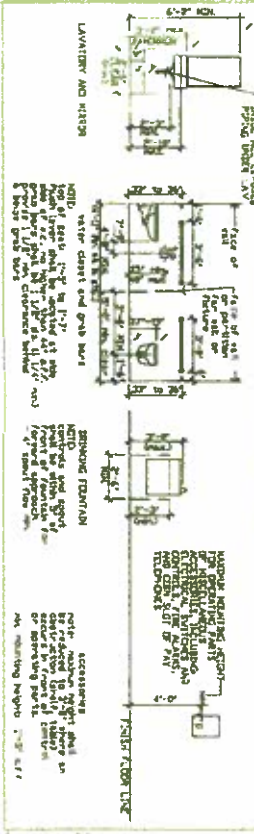


Floor Plan
PROJECT NORTH
scale: 1/8" = 1'-0"

WALL TYPE GENERAL NOTES:

1. In all wall partitions, use 1/2" gypsum board on both sides of metal studs. Use 5/8" gypsum board on one side of metal studs for sound reduction.
2. In all wall partitions, use 1/2" gypsum board on both sides of metal studs. Use 5/8" gypsum board on one side of metal studs for sound reduction.
3. In all wall partitions, use 1/2" gypsum board on both sides of metal studs. Use 5/8" gypsum board on one side of metal studs for sound reduction.
4. In all wall partitions, use 1/2" gypsum board on both sides of metal studs. Use 5/8" gypsum board on one side of metal studs for sound reduction.

TYPICAL SECTION DETAILS FOR BUILDING CODE REQUIREMENTS



WALL TYPE 3
TYPE 3: 3/4" gypsum board on both sides of 2" x 4" studs in lieu of 3 1/2" x 4" studs.

WALL TYPE 2
TYPE 2: 5/8" gypsum board on both sides of 2" x 4" studs in lieu of 3 1/2" x 4" studs.

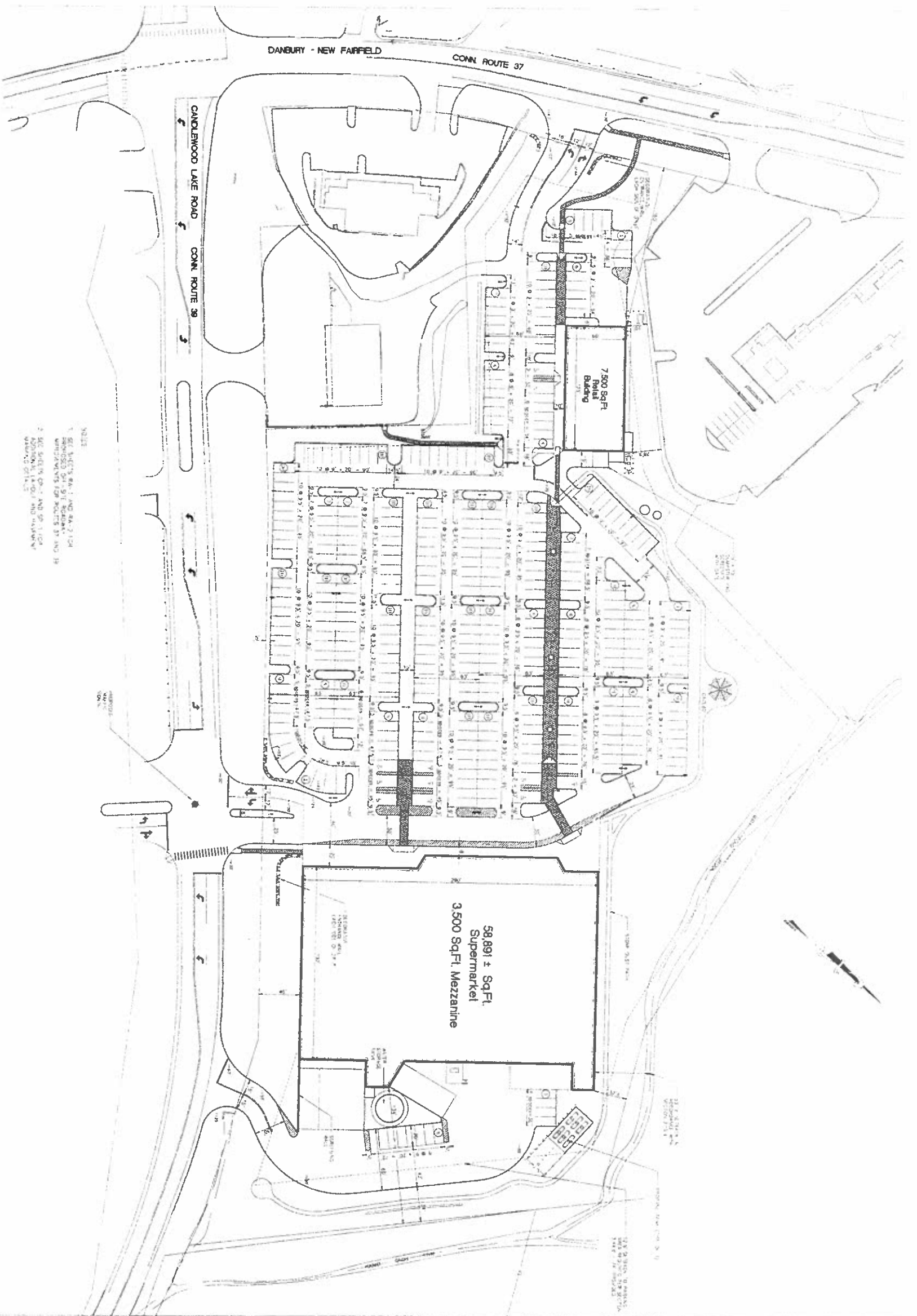
WALL TYPE 1b
TYPE 1b: 1/2" gypsum board on both sides of 2" x 4" studs in lieu of 3 1/2" x 4" studs.

WALL TYPE 1a
TYPE 1a: 1/2" gypsum board on both sides of 2" x 4" studs in lieu of 3 1/2" x 4" studs.

PEPIN Associates
architects • engineers
4 Bargee Lane
Bloomfield, Connecticut
06002
TEL: 860.253.1478
FAX: 860.253.2280

PROJECT: RETAIL BUILDING
CONN. RTE. 37 & 39
NEW FAIRFIELD CONNECTICUT

Project Number: 2007-33
Sheet Number: A1
Floor Plan



NOTES

- SEE SHEETS 9A-1 AND 9A-2 FOR ADDITIONAL INFORMATION.
- SEE SHEETS 9B-1 AND 9B-2 FOR ADDITIONAL INFORMATION.
- SEE SHEETS 9C-1 AND 9C-2 FOR ADDITIONAL INFORMATION.
- SEE SHEETS 9D-1 AND 9D-2 FOR ADDITIONAL INFORMATION.

LA-1

LAYOUT PLAN
 SHAW'S SUPERMARKETS
 CONN. ROUTE 39 and CONN. ROUTE 37
 NEW FAIRFIELD, CONNECTICUT
 Date: 11-08-01 Drawn by: KLD Job No: 01130
 Scale: 1" = 40' Created by: DSE Sheet No: 1 OF 1

No.	Date	Description
1	07-08-02	100% CONCEPT
2	03-27-03	100% COMMENTS
3	08-31-03	100% SUBMITTALS
4	08-23-02	CONCEPT DESIGN

FAH F. A. Hesketh & Associates, Inc.
 6 Creamery Brook, East Granby, CT 06026
 Civil & Traffic Engineers • Surveyors • Planners • Landscape Architects

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 e-mail: hsketh@faah.net