

APPLICATION OR APEAL#: 41-23

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

Please check appropriate box(es)  Variance  Appeal of Cease & Desist

1) Applicant: Richard A. Smith  
Mailing Address: 25 Old Route 37 New Fairfield CT 06812  
Phone#: 203-746-6656  
Email: rsmith@attorneyrichardsmith.com

2) Premises located at: 15 Pine Island on the (N S E W) side of the street  
at approx. \_\_\_\_\_ feet (N S E W) from \_\_\_\_\_ (Island) \_\_\_\_\_ (nearest intersecting road).

3) Property Owner Name: Candlewood Fishing Camp, Inc.

Interest in Property: OWNER  CONTRACT PURCHASER  LEASEE  AGENT

4) Tax Assessor Map No.: 20 Block No.: 9 Lot No.: 22

5) Zone in which property is located: R44 Area of Lot: .25

6) Dimensions of Lot: Frontage: 85' +/- Average Depth: 105' +/-

7) Do you have any Right of Ways or Easements on the property? N/A

8) Is the property within 500 feet of Danbury, Sherman or New York State? No

9) Have any previous applications been filed with ZBA on this property? No

If so, give dates and application numbers: \_\_\_\_\_

10) Proposal for which variance is requested: Special permit previously granted for use of property as a fishing camp. This proposal will legalize the construction of on-ground platforms and outhouses for the youth and adult campers, resulting in the lowest impact development and safety for the campers.

Hardship: This is a pre-existing non-conforming lot of an approved 44 lot subdivision with significant slope, wetlands and ledge

11) Date of Zoning Commission Denial: September 26, 2023

12) Variance(s) Requested: ( ) USE (X) DIMENSIONAL

Zoning Regulations (sections): See attached Non-Compliance Letter 3.0.4 (a)(b)(c)(d)(e)(f)(g), 3.2.6 (a)(b), 3.2.11

Setbacks Requested: Front to: 0' Rear to: \_\_\_\_\_  
Side to: 7' Side to: \_\_\_\_\_

13) Use to be made of property if variance is granted: sleeping platforms for non-profit youth fishing camp participants

14) If this Application relates to a Cease and Desist Order then this application must be made within 30 Days of the issue date of that Cease and Desist Order. CEASE & DESIST ORDER DATE: \_\_\_\_\_

SIGNATURE OF OWNER OR AGENT: \_\_\_\_\_ DATE: 7/20/23





**TOWN OF NEW FAIRFIELD  
ZONING REPORT**

**SUBJECT:** VERIFICATION OF NON-COMPLIANCE

**FROM:** Evan G. White, Zoning Enforcement Officer

**DATE:** September 26, 2023

**PROPERTY OWNER:** Candlewood Fishing Camp, Inc.

**PROPERTY ADDRESS:** 15 Pine Island

**APPLICANT/AGENT:** Richard A. Smith esq.

**MAILING ADDRESS:** 25 Old Route 37

**ZONING DISTRICT:** R-44    **MAP:** 20    **BLOCK:** 9    **LOT:** 22

Please be advised that the applicant would like to (See Application for Description).

Review of the New Fairfield Zoning Regulations indicated that the above proposal fails to meet the following Zoning Requirements:

Sections:

3.0.4-Minor Accessory Buildings and Structures (A-G)

3.2.5-Minimum Lot Area & Frontage (A+B)

3.2.6-Minimum Building & Structure Setbacks (A+B)

3.2.11-Minimum Lot Dimensions


7.1.12-Improved Lots Not In a Validated or Approved Subdivision

7.2.3-Nonconforming Use of Building or Structure; Nonconforming Buildings or Structures (A+B+E)

**THE INFORMATION ON THIS REPORT IS TO GUIDE THE APPLICANT/PETITIONER AND THE ZONING BOARD OF APPEALS TO APPLY FOR VARIANCES AND/OR OTHER RELIEF, AND IS BASED ON REPRESENTATIONS MADE BY THE PROPERTY OWNER/APPLICANT.**

**THE OWNER/APPLICANT SHALL BE RESPONSIBLE FOR ANY DECISION MADE FROM RELIANCE ON THIS FORM AND IT SHALL NOT CREATE LIABILITY ON THE PART OF ANY OFFICER OR THE TOWN OF NEW FAIRFIELD.**

**IN COMPLEX MATTERS, THE OWNER/APPLICANT MAY WISH TO SECURE THE SERVICES OF AN ATTORNEY.**

  
\_\_\_\_\_  
Evan White, Zoning-Enforcement Officer  
Town of New Fairfield



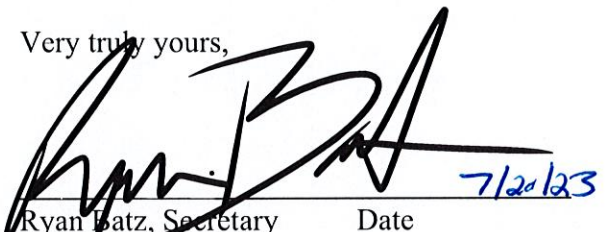
Authorization Letter

New Fairfield Zoning Board of Appeals  
4 Brush Hill Road  
New Fairfield, CT 06812

**Re: Application # (Candlewood Fishing Camp, Inc. – 15 Pine Island)**

To Whom It May Concern:

Please be advised that we hereby authorize Attorney Richard A. Smith to represent us in front of all Boards & Commissions regarding the above-referenced application and any related permits or items associated therewith.

Very truly yours,  
  
Ryan Batz, Secretary      Date 7/20/23





NOW OR FORMERLY  
FIRSTLIGHT CT  
HOUSATONIC LLC  
VOL.537 PC.1295 - OF THE N.F.L.R.  
MAP NO.3577

LOT 3  
NOW OR FORMERLY  
JAY DONNELLY  
VOL.561 PC.920 - OF THE N.F.L.R.  
MAP NO.862

LOT II  
NOW OR FORMERLY  
JOAN MARTABANO  
VOL.566 PC.1135 - OF THE N.F.L.R.  
MAP NO.862

LOT 12  
NOW OR FORMERLY  
EDWARD T. TONELLI ET AL  
VOL.142 PC.183 - OF THE N.F.L.R.  
MAP NO.862

LOT 31  
NOW OR FORMERLY  
WILLIAM F. BURNS  
AND  
DANIECE O. BURNS  
VOL.523 PC.560 - OF THE N.F.L.R.  
MAP NO.862

LAKE  
CANDLEWOOD

**OWNERSHIP NOTES:**

1. OWNER OF RECORD: CANDLEWOOD FISHING CAMP, INC. - VOL.568 PC.824 OF THE N.F.L.R.

**SURVEY NOTES:**

1. THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019. IT IS AN IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
2. MONUMENTATION FOUND OR SET DEPICTED HEREON.
3. REFERENCE MADE TO MAP NOS. 862 AND 3577 OF THE NEW FAIRFIELD LAND RECORDS.
4. TWO FOOT TOPOGRAPHIC SURVEY CONTOURS COMPUTED FROM LIDAR DEM (2016) FLOWN BY THE STATE OF CONNECTICUT, TILE 805730\_ne AND CONVERTED TO THE ROCKY RIVED DATUM. SAID CONTOURS CONFORM TO, AT MINIMUM, TD TOPOGRAPHIC ACCURACY.
5. REFERENCE TIE LINE BETWEEN POINT A - POINT B ~ N27°50'26"W - 112.82'.
6. 440' CONTOUR DEPICTED HEREON ESTABLISHED FROM CONNECTICUT LIGHT & POWER COMPANY, ROCK RIVER HYDRO-ELECTRIC DEVELOPMENT BLACK/WHITE PLATE B7, EXHIBIT C MAPPING, MAP BOOK 5 PAGE 64 OF THE B.L.R. AND OBSERVED FIELD MEASUREMENTS.
7. ELEVATIONS DEPICTED HEREON REFER TO ROCKY RIVER DATUM.
8. PROPOSED FEATURES DEPICTED HEREON TAKEN FROM INFORMATION SUPPLIED BY CANDLEWOOD FISHING CAMP, INC. AND SUBJECT TO APPROVAL BY OTHERS.
9. SUBJECT TO RIGHTS, RESTRICTIONS, COVENANTS, AGREEMENTS RECORDED IN VOL.568 PC.824 OF THE NEW FAIRFIELD LAND RECORDS.
10. SUBJECT TO LEASE AGREEMENT RECORDED IN VOL.88 PC.64 OF THE NEW FAIRFIELD LAND RECORDS.

**IMPORTANT**  
LOCATION OF UNDERGROUND UTILITIES DEPICTED HEREON ARE APPROXIMATE, NO WARRANTY FOR GUARANTEE OF LOCATION MADE. PRIOR TO ANY CONSTRUCTION OR EXCAVATION CONTACT "CALL BEFORE YOU DIG" 811 or 1(800)922-4455

**IMPROVEMENT LOCATION SURVEY**

PREPARED FOR  
CANDLEWOOD FISHING CAMP, INC.  
DEPICTING PROPERTY SITUATED AT  
15 PINE ISLAND  
NEW FAIRFIELD, CONNECTICUT  
TAX ASSESSOR MAP 20 BLOCK 9 LOT 22

10' 0 50' 100'

SCALE: 1"=20'  
AREA: 11,061± S.F. (Lot 32)  
DRAWN BY: Z.S.R.  
Sydney A. Rapp Land Surveying, P.C.  
38 Lindacrest Drive, Danbury, Connecticut 06811  
1-13 Grand Street, Bethel, Connecticut 06801  
email: maps@salandsurveying.com - Phone: (803)744-6261

TO MY KNOWLEDGE AND BELIEF  
THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON  
ZACHARY A. RAPP  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 70420  
NOT VALID WITHOUT MY SIGNATURE AND EMBOSSED SEAL  
CF 22-478



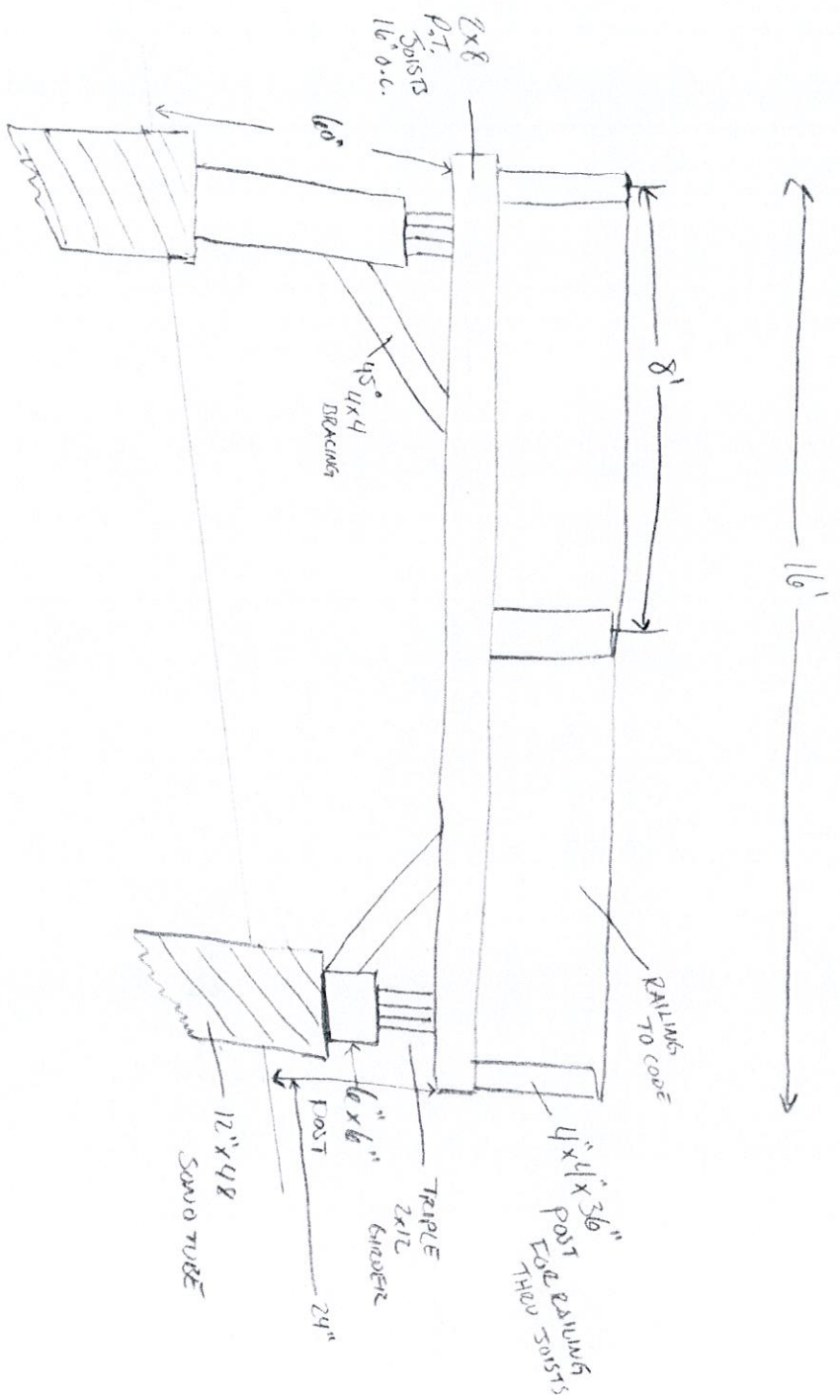
## CONSTRUCTION MATERIALS

- 2x8x16 P.T. LUMBER FOR MAIN STRUCTURE
- 2x12x16 P.T. LUMBER FOR TRIPLE GIRDERS
- 5/4x16 P.T. FOR DECKING
- 4x4 P.T. FOR RAIL POSTS AND 45° BRACING
- 5/4x16 P.T. FOR TOP RAIL
- 2x4x8 P.T. FOR RAILS
- 6x6 P.O.T FOR POSTS TO GIRDER
- 12"x48" SOND TUBE W/1/2" REBAR INTO LEDGE WHERE NEEDED
- SIMPSON - 2x8 joist hangers
  - Hurricane straps
  - 6x6 base plates
  - girder brackets
  - #9 2 1/2 screws
  - #9 1 1/2 screws
- DECKMATE 2 1/2" DECKING SCREWS
- GRK 3 1/8" multi-use construction screws

## CONSTRUCTION DETAILS

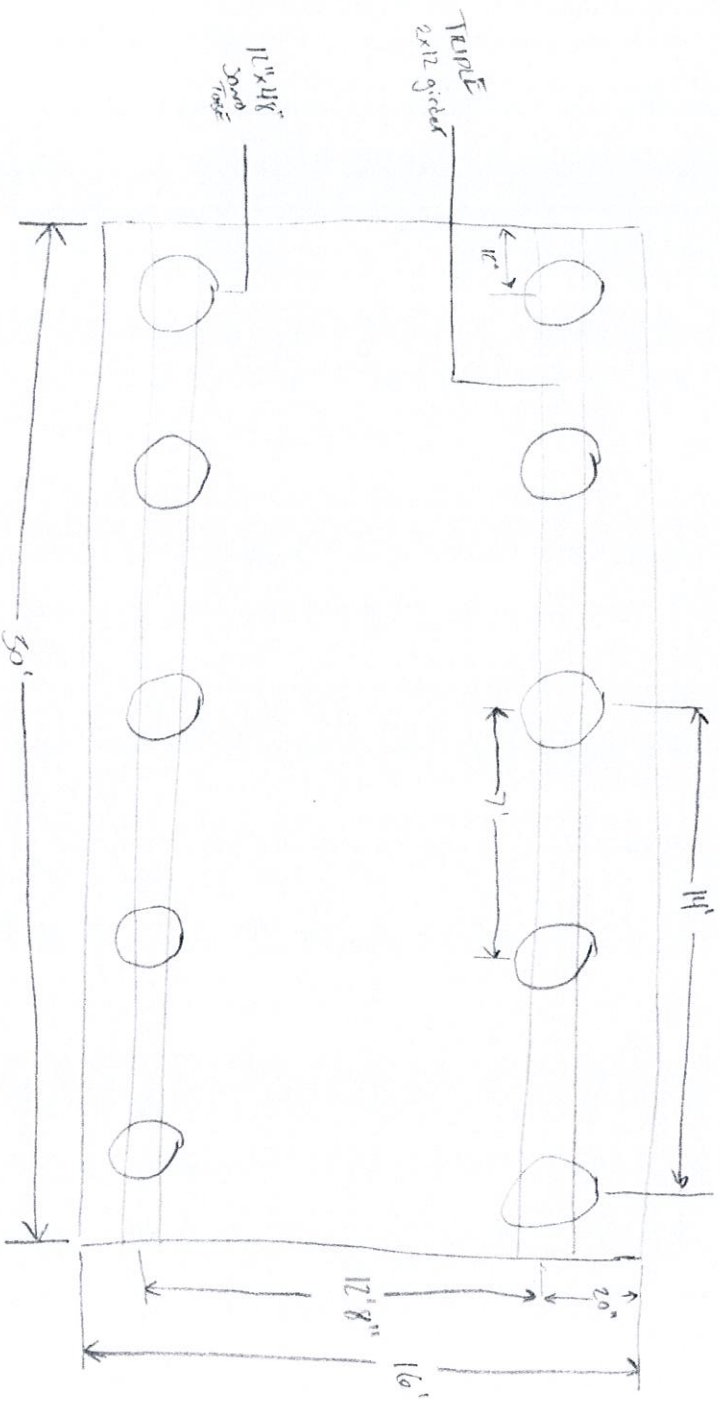
- 2x8 main joists 16" O.C.
- DOUBLE 2x8 2" IM JOIST PERIMETER
- JOIST HANGERS ON EACH END
- HURRICANE STRAPS FROM EACH JOIST TO EACH GIRDER
- 4x4 POSTS FOR RAILING TO GO THRU DECKING INTO JOIST BAY, THEN TO BE BLOCKED IN PLACE
- 6x6 BASE PLATE TO 6x6 POST TO GIRDER BRACKETS TO GIRDER
- 4x4 45° BRACING FROM POST TO JOIST W/BLOCKING
- 5/4 DECKING SCREWED AT EACH JOIST W/ 2 1/2" DECKMATE SCREWS





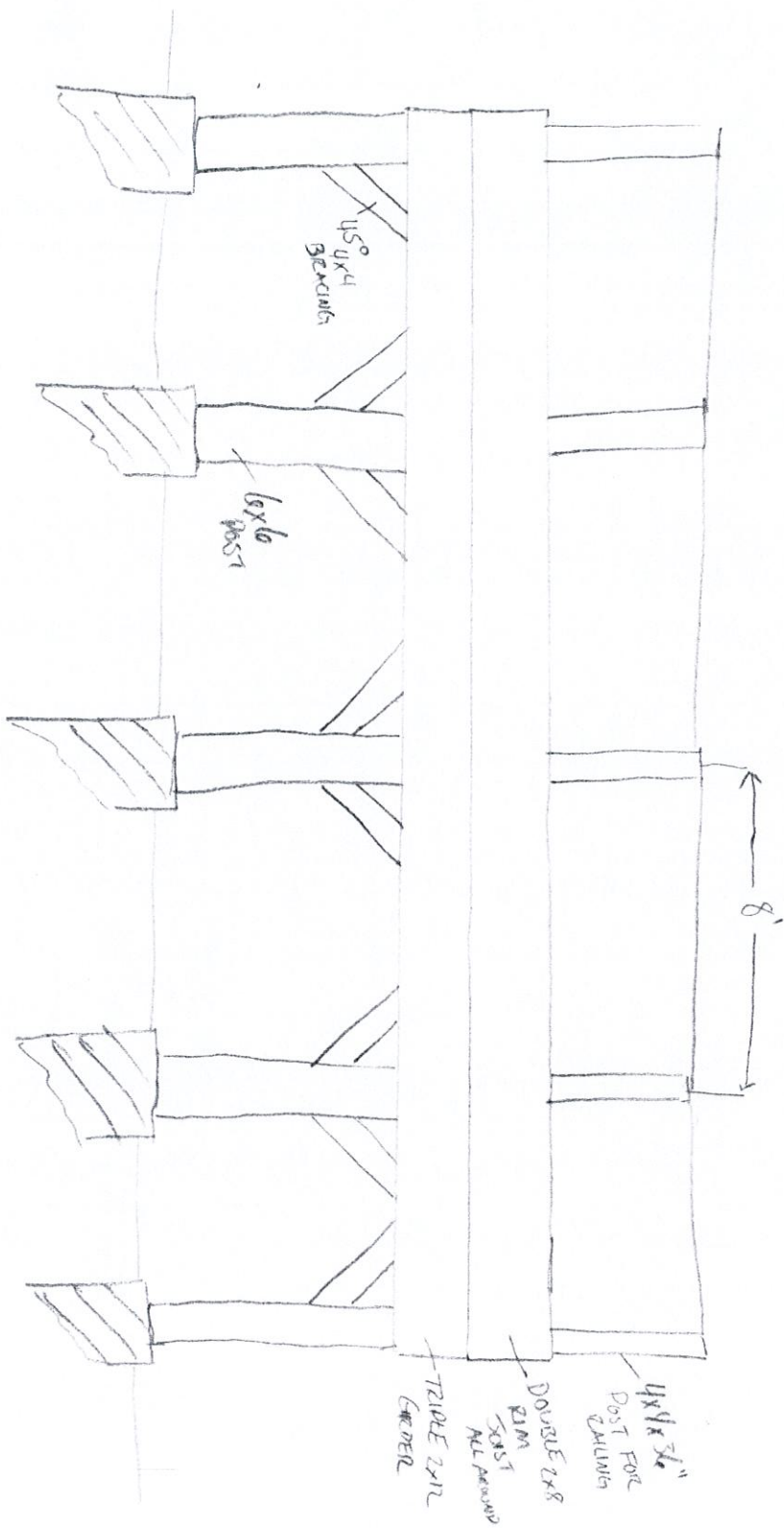
SIDE ELEVATION



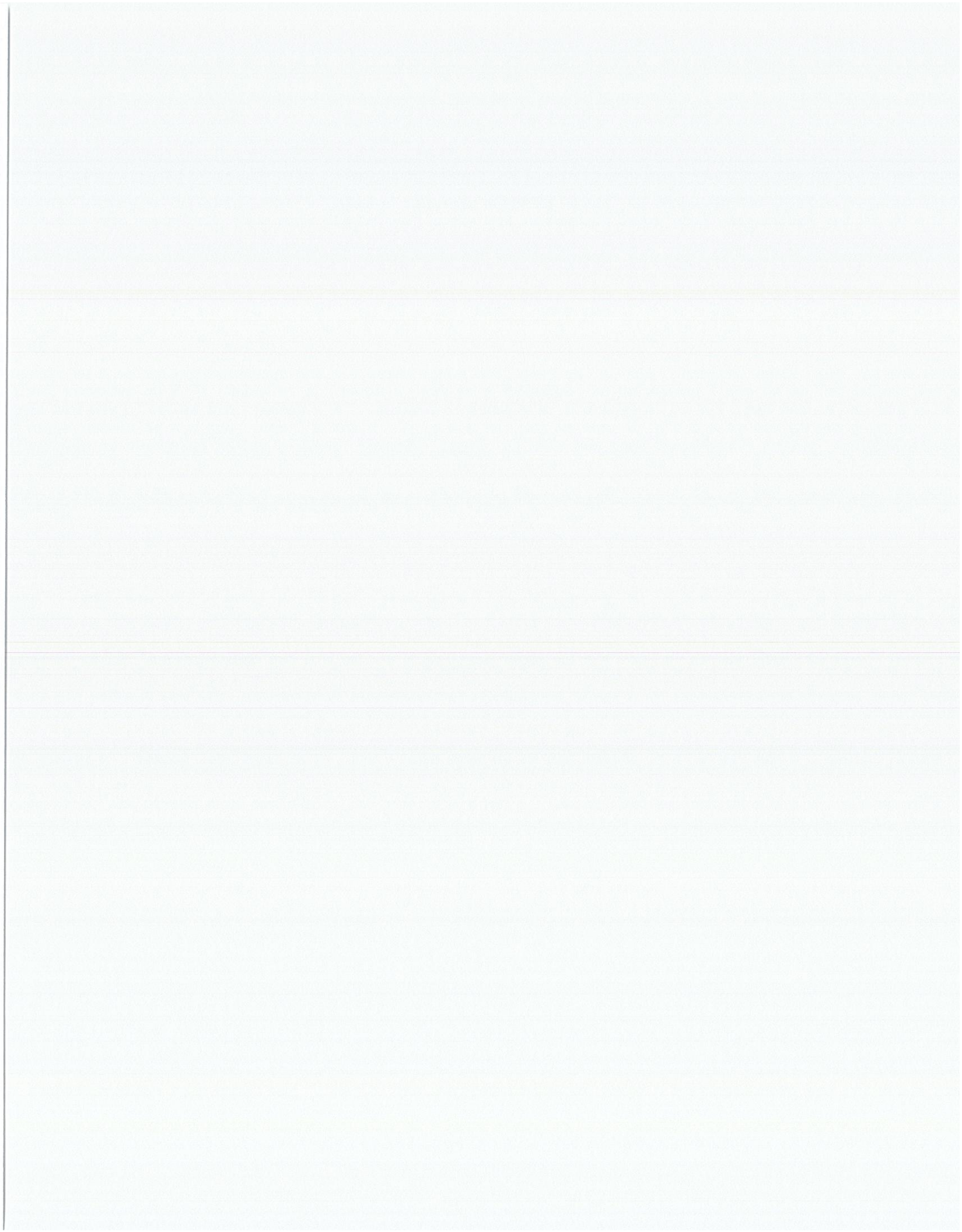


TOP VIEW





FRONT ELEVATION





Attention: Chairman of the ZBA

Our family is writing to ask that you please approve the permit for the Candlewood Fishing Camp sleeping decks. Our son Will has attended camp for 3 years, and it was one of the few bright lights in his life during the Covid lockdowns and restrictions. He and his best friend Colin consider it a highlight of their summer—probably THE highlight! It gives tweens and teens a comfortable place to be themselves, practice their passion all day long, and take a much-needed break from screens. Thank you for your consideration and support for this wonderful camp.

Joanna, Dave and Will Noon  
Needham, MA



Attention: Chairman of the ZBA

My son and his friends look forward to Candlewood Fishing Camp every summer. The camp has given my son so much confidence and has allowed him to try new things and challenge himself.

Jed Wilson has created a special and unique camp for kids that love to fish. There is not another local camp like it.

Thank you for your kind attention.

Best,  
Cristen McCaughey



Attention: Chairman of the ZBA,

I am a parent of the Candlewood Fishing Camp. My son has been a repeat camper for several years. The experience that the kids get from going to camp is more than just tossing a line. They are learning about different types of fish, different techniques to use with different species, boat safety, and more. They are outside in nature exploring, camping and being unplugged from electronics which is great. They are making friends with kids who don't live by them and look forward to seeing them year after year. I drive 3.5 hours from PA to CT for my son to go to camp because we see the value in the experience that he gains and brings home. Camp has made such a positive impact on him as an angler, teenage boy and mentor to others. He would love to continue that experience and hopefully be a counselor to other anglers in the future. We greatly appreciate all that Jed and the counselors have done to make it a great camping experience. It would be a great disservice if Candlewood wasn't available for my son and other kids in the future.

Sincerely,

Michelle Mishock

377 N Limerick Rd

Schwenksville, PA 19473

Cell: 610-888-6062



July 5, 2023

Dear Chairman of the ZBA,

We were a first time family to Candlewood Camp this summer. My middle son is an incredibly smart youngster and pretty small in stature. He has veered away from sport, I suspect due to being picked in for his size. He has always loved fishing, and finding an incredibly unique opportunity like Candlewood was like finding a needle in a haystack for us, traveling from Pennsylvania, only twenty minutes from West Virginia. My daughters also attended and learned so much. My youngest son wasn't quite old enough and we have all been saying "don't worry Will! Your year will come!" He is eagerly waiting in anticipation for his chance to go to Candlewood.

I can't begin to express how much this camp meant to our family, and to myself in particular. Communicating with Jed was like a lifeline. You are so incredibly blessed to have a family such as his, so passionate and dedicated to this community they have grown; to have such dedication and passion alive in your midst, the Wilson family is the type of family that is the glue that keeps foundations and bonds for youth alive and well for decades to come and makes opportunities happen for families who would otherwise perhaps not have the privilege of such an experience. The payback to the community is steeped in a richness tenfold; I too grew up at a summer camp and can attest to those relationships that are fostered at a camp of genuine interest for youngsters; forty years later although my parents' are no longer at the camp they were a part of, they have a community of "campers" that now visit them with their children and grandchildren; they attend family funerals and have developed a second home community; Jed's camp very much parallels this experience. It may be worth mentioning the successes these campers experienced led to careers in law enforcement, business, consultation, education, and in mind mind, most importantly, very successful adults who have healthy family relationships and strong bonds with those they met at camp.

I love everything they do here; I cheer and champion the no electronics policy which allows the youth to focus on the relationships they build and develop as well as their skills. Chores and routine are key. What is taught here is not only useful for fishing but the staff at Candlewood are paying it forward to society in ways you truly cannot measure; communication, fairness, responsibility, leadership in practice, patience, humble moments, learning from mistakes and growing from that- I would feel incredibly confident in stating that these lessons that will assist these youth in experiencing greater levels of success are far more meaningful and lasting than ANY of the lessons ANY of my children have learned in school on several years; he is providing what we used to feel were experiences our children used to receive through more traditional avenues such as school and sports.

My children came back with new adults and young adults that they look up to; I am thrilled I hear, "Koal did it this way," or "Rylee taught me this," or "this is how Jed handled that", or, "Oliver does this like this." THAT is influence with immediate impact. THAT demonstrates to me how meaningful the experience was; when youngsters integrate comments into their daily



July 6, 2023

Attention: Chairman of the ZBA

My son has been going to Candlewood Fishing Camp for over 3 years. There is no other program for a young angler with a passion for fishing. Over the last 3 years my son has made many new friends and has had access to fish with some of the best guides in the North East. After several years he has perfected his skills and will start to fish in tournaments next year.

In this society of video games and social media fishing has helped create a young man that can use a pocket knife, stand outside in nature for hours on end, and be a strong decision maker. This camp has changed the outlook for my son and many others that attend the camp. There is something to be said for a kid in 2023 who would rather go fishing than be on his smartphone.

I ask that you grant the variance to Candlewood Fishing Camp. What they are doing is very special. Giving opportunities to boys and girls to live out their fishing dreams! There is nothing else like it.

Thank you,

Diane Bourque



Chairman of the ZBA,,

I am writing in support of Candlewood Fishing Camp.

My son, Colin, has attended Candlewood for the past three summers and it is by far the highlight of his year. As an avid fisherman in the northeast, there aren't a lot of opportunities for kids to go to a camp where they can just fish. And the camp provides so much more than just an opportunity for Colin to fish all day. It allows him to connect with other kids who love fishing just as much as he does in a technology-free, supportive environment. He has met some of his best friends at this camp, and he stays in touch with them throughout the years. The guides are also wonderful with the kids, taking them out on to the lake in their bass boats. Every year, Colin is the happiest version of himself in the week leading up to camp and while at camp. As a kid who sometimes struggles to find other kids to connect with, this camp also gives him an opportunity to feel like he really belongs and he can be with other kids who "get" him and his love for fishing. He feels like he belongs and he's part of something, and that is so huge for him. Candlewood is so important to Colin and our family, and he is hoping to work and save money to buy a boat so he can return and work as a guide when he's too old to attend the camp. As parents, we love and value the connection he has with Candlewood.

If I can offer any more support, please don't hesitate to reach out to me.

Sincerely,  
Susan Lynch  
Colin's mom  
(781) 710-5509



Attention: Chairman of the ZBA

As the leader of the Volunteer Program for Saint Joseph Parenting Center, I have had the pleasure of getting to know Jed Wilson. He volunteered with us, facilitating a Parenting Education Class. In addition, he recently, most generously, donated a week at his camp for one of the children of one of our families. Many of the parents who attend our parenting programs have financial struggles. Jed's donation allowed a child to attend the Candlewood Fishing Camp who otherwise would not be able to attend. This particular child had an amazing experience. The week at the camp built up his confidence in his desire to pursue a career involving the water. He received an award at the camp for his accomplishments. What an impact just one week had on this child, thanks to the generosity of Jed Wilson.

Thank you,

*Maureen*

Maureen Decker  
Volunteer Manager - Danbury

E: [mdecker@sjpcenter.org](mailto:mdecker@sjpcenter.org)  
O: 203.273-5622 x1403



Attention: Chairman of the ZBA

I am writing this letter to support whatever needs to be done to keep Candlewood Fishing Camp at Candlewood. This summer was my son's second experience with the camp. The joy, enthusiasm and excitement that he had after completion of his week is everything a parent wants when they send their child away. In his words, it was EPIC! He met new friends, honed his fishing skills, built community, fostered independence and even more deeply solidified his love for big bass fishing. The exposure to pros in the field is so powerful for kids who live and breathe fishing. I hope I can continue to send my son to this camp year after year in Candlewood. It's important. Really important, that our boys have a place and the guidance to do what they love.

Amy Pilato



Dear Chairman of the ZBA,

I am writing this letter on behalf of and to support the continuation of Candlewood Fishing Camp. My eleven year old son is obsessed with fishing, he asks to go all the time. When we learned of a camp that caters to boys and girls that love to fish we knew we had found the perfect spot for him! Henry had never been away for more than two nights and attended week 2 with Jed and his staff this summer. This experience made a tremendously positive impact on our son Henry. He was even homesick at first and Jed helped him through it, allowing him to stay and develop an incredible inner confidence because of his experience at Candlewood! He came home more independent, happier, and proud of himself because of his week-long experience (he has even been nicer to his little brother)! Henry's week at fishing camp was important for him because he felt a sense of belonging he doesn't always feel at school....he was with like-minded boys who "spoke his language" and he could relate to, in fact, he has plans to see them and fish this weekend. This camp truly changed Henry's life and we are grateful that it exists!  
Thanks and please don't hesitate to reach out with any additional questions.

Lisa and Matt Halem



Attention: Chairman of the ZBA

Our son Max Kupferman, 15, has been attending the Candlewood Fishing Camp for the last 3 years. Max looks forward to this time with camp director, Jed Wilson, his staff and all the campers every year as the highlight of his Summer. Most importantly, the serene, tranquil and therapeutic setting that the Candlewood Fishing camp affords my son gives a place where he feels safe, accomplished and full of life when is on that lake. Max is a child with learning challenges, Candlewood Fishing Camp provides him an environment for personal growth and high-self-esteem that ultimately gives him the strength and self-confidence to address his challenges head on. I'm not sure where Max would be in his life without that time in that special place called Candlewood Fishing Camp in CT.

It goes without saying, should there ever be an unfortunate development that wouldn't allow for this time at Candlewood Lake for our Max, this would be devastating to Max's routine and create instability in his life while trying overcome his learning challenges.

Mr. Chairman, there aren't too many places left on this earth where our generation of children can experience an atmosphere of goodness, warmth, and safety combined with mother natures most treasured assets. The children are our future, let's continue to provide and support what is good and wholesome in this world. Candlewood Fishing Camp is just that place.

Thank you Mr. Chairman for your thoughtful consideration in this important matter.

Spencer Kupferman