

ZONING COMMISSION
Town of New Fairfield
(203)312-5646 Fax: (302)312-3508

received
10-3-2023
MZ

chk paid #561



SPECIAL PERMIT APPLICATION

Application Number SP-23-021
Map: 25 Block: 2 Lot: 10
Zoning District: R-44

Please type or print:

Date: OCT 3 2023

Applicant: LAURENT XATART

Mailing Address: 43 SYLVAN ROAD, NEW FAIRFIELD, 06812

Project Address: 43 SYLVAN ROAD, NEW FAIRFIELD, 06812

Phone No: (917) 544 9068

Owner(s) of Record: LAURENT XATART

Address: 43 SYLVAN ROAD, NEW FAIRFIELD, 06812

Phone No: (917) 544 9068

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

Zoning Regulations Section - 6.4: Excavation, Removal, Filling, & Grading of Earth Material

For the following purpose: (SEE ATTACHED)

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 Newspaper).

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.



() Two (2) copies total which should consist 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 landscape access and 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"x24" (check regulations for further details). See Zoning Official for additional requirements needed based upon applicant's proposal and use such as a required engineered site plan, architectural design, engineered traffic plan and design, etc.

() Eight (8) 11"x17" copies total which should consist 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 landscape access and egress, and **proposed signage**.

() Report from Health Department on adequacy of sewage disposal system and water supply. **Applicant to write letter requesting such report. Complete description to be included.**

() Proposed use(s) – written statement describing in detail proposed uses(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:

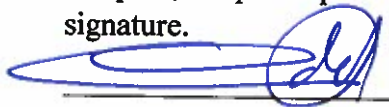
- () Fire Marshal
- () Inland Wetland Commission
- () Zoning Enforcement Officer
- () Other Agency (please specify) _____
- () Town Engineer
- () CT Department of Transportation
- () Water Supply Committee

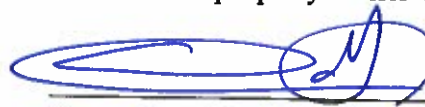
() Copy of additional information as follows: _____

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**. A copy of the letter sent, certified mail receipt, and return receipt shall be submitted to the Commission 48 hours prior to the Public Hearing. (See page 3).

() If you wish to hire an agent or an authorized permit expeditor to go forward with your application, site plan, or special permit include a signed authorization letter from the property owner with a live signature.

 10/3/23
Signature of Owner (date)

 10/3/23
Signature of Applicant (date)

***Fee does not include Zoning Permit Fee (issues by Zoning Enforcement Officer, if required.**

For Office Use Only



- This Application Complies with the requirements of the Zoning Regulations.
- This Application Does Not Comply with the requirements of the Zoning Regulations.

Application Complete: _____ Yes _____ No

The application fails to comply as follows: _____

Comments: _____

Reviewed 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: _____



To: (Name and Address of abutting property owner)

Date:

From: (Applicant)

Dear:

As a requirement of the New Fairfield Zoning Commission, I/we are notifying you, as you are an abutting property owner of ____ (address of property) _____. I/we are submitting an application to construct a ____ (type of project) _____. The date and time of the Zoning Commission meeting is December 7, 2022 at 7:30 pm. The Zoom Link is: <https://zoom.us/j/93355662705>.

If you have any questions, the applicant is on file in the Land Use Department of Town Hall.

_____(Your Signature)_____

CERTIFIED MAIL: RETURN RECEIPT NUMBER: _____
certified mail number

MARCHETTI CONSULTING ENGINEERS
25 High Ridge Road
Pound Ridge, NY 10576
(914) 764-9011 Fax 764-9012
info@marchetticonsultingengineers.com

7/17/2023

To: Erick J Kist
Building official
Town of New Fairfield
4 Brush Hill Rd
New Fairfield, CT 06812

Re: Parking structure at 43 Sylvan Rd, New Fairfield CT

Mr. Kist,

On 7/14/2023 a representative from Marchetti Consulting Engineers (MCE) performed a cursory review of parking structure foundation at the above mentioned address. The purpose of this review was to determine the structural stability and overall construction of the foundation for the parking area. What follows is a description of the structure, observed conditions, and recommendations for the foundation so that the structure can be completed.

Description of Structure:

The parking structure is located on the south-west location of the lot; the lot slopes very steeply from the south-west to the north-east, meaning the parking structure top of foundation wall is at grade on the south-west and is a retaining wall on the north-east. The parking structure is approximately 30' by 20' wide by 10' at the tallest. The intention of this parking structure is to park vehicles and allow for a flat space for activities. See Photograph1 for an overall view of the structure:



Photograph 1: Overall view of parking structure.

Observed Conditions:

At the time of the review the foundation walls were cast but no backfill was installed so the interior of the foundation wall could be observed. The walls are reinforced concrete, approximately 12" thick. Along the north-east wall, there are five (5) 12"x12" counterforts/buttresses to support the exposed wall height of 10' (Photograph 2). These buttresses are anchored into the bedrock with 24"x24"x24" reinforced concrete blocks. The system is in place to brace the free standing wall from lateral forces due to surcharge as well as the retained soil fill.



Photograph 2: Overall view of counter forts/butresses.

The walls themselves have what appear to be #5 verticals @ 12" o.c. extending from the top of the wall. Although the construction was not observed, it is assumed that the reinforcement continues through the wall. The majority of the surrounding area is exposed crystalline bedrock; therefore the foundation is assumed pinned into the bedrock (Photograph 3).



Photograph 3: Bedrock observed at stem wall casting.

It was observed that there are some tree trunk and roots still present in the excavation (Photograph 4)



Photograph 4: Observed tree trunk/roots in excavation.

Recommendations/discussion:

Based on the observed conditions, the existing construction appears to be to code: The braced wall condition presented by the counter forts/butresses stabilizes the wall from any lateral pressure exerted on it. The reinforcement appears to be #5's @ 12" o.c. which is appropriate for the unbraced height of the wall and an assumed 4,000 psi foundation. Although the wall reinforcement could not be determined, and ACI318 requires any wall which is 12" thick to be double matt reinforced, IBC Table 1807.1.6.2 Concrete Foundation Walls recommends that the minimum reinforcement bar size and spacing for a 12" thick wall, with 10' maximum unbalanced backfill height be #6's @ 38" o.c. which is the equivalent of #3's @ 12" o.c..

Based on the observed conditions, the following is recommended to complete the installation:

1. It is recommended that the existing tree trunk and roots be removed prior to any backfilling operation; when the tree eventually deteriorates and rots, then the backfill located on top of the tree will shift causing subsidence of the soil strata.
2. No behind the foundation wall drainage was noted, so it is recommended that a curtain drain be installed and pitched to the north-east corner of the foundation walls. From there, the drainage line can penetrate the foundation and then pitch to an engineered storm water retention system.
3. Clean, run of bank fill, having little to no clays should be installed as backfill and compacted in lifts to ensure that no voiding occurs and that all of the soils are uniform. A

rainwater catch basin should also be installed in the center of the slab to ensure no ponding, and soil transfer can occur. This catch basin should also be piped into an engineered storm water retention system to ensure no down slope erosion occurs due to the increased impervious surface.

Although the existing foundation reinforcement could not be determined, it is assumed based on historic construction methods and observed conditions that the parking area foundation is most likely stable and additional modification is not required to ensure that the foundation remain stable.

If you have any questions, please do not hesitate to contact me directly.

Sincerely,

Zach Marchetti PE
Marchetti Consulting Engineers