

APPLICATION OR APEAL#: 51-23

**APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS**

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

ZONING BOARD OF APPEALS  
DEC 18 2023  
PROPOSAL

1) Applicant: Aquarion Water Company of CT  
Mailing Address: 600 Lindley Street, Bridgeport, CT 06606  
Phone#: (203) 362-3061  
Email: BDwinells@aquarionwater.com

2) Premises located at: 19 Knollcrest Road on the (N S E W) side of the street  
at approx. 250 feet (N S E W) from Knollcrest Road (nearest intersecting road).

3) Property Owner Name: Aquarion Water Company of CT

Interest in Property: OWNER  CONTRACT PURCHASER  LEASEE  AGENT

4) Tax Assessor Map No.: 10 Block No.: 3 Lot No.: 96

5) Zone in which property is located: 1 Area of Lot: 0.05 acres

6) Dimensions of Lot: Frontage: N/A Average Depth: 91.5'

7) Do you have any Right of Ways or Easements on the property? No

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: Aquarion Water Company is providing improvements to their Interlaken Water System at their property located at 19 Knollcrest Road. The improvements require a new 14' x 20' treatment facility to be constructed onsite.

Hardship: The lot is less than 100' deep and the zone in which it is located requires a rear yard setback of 50' and a front yard setback of 40' leaving a 10' deep area to construct a 14' x 20' facility. The lot is also on average 30' wide and the zone requires a side yard setback of 20' leaving no space to construct the new facility.

11) Date of Zoning Commission Denial: November 24, 2023

12) Variance(s) Requested:  USE  DIMENSIONAL

Zoning Regulations (sections): See attached Non-Compliance Letter

Setbacks Requested: Front to: 20' Rear to: 20'  
Side to: 4' Side to: 4'

13) Use to be made of property if variance is granted: Construct the new treatment facility to improve water quality to the Interlaken Water System.

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: Bill Dwinells DATE: 10/19/2023

**TOWN OF NEW FAIRFIELD  
ZONING REPORT**

**SUBJECT:** VERIFICATION OF NON-COMPLIANCE

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

**DATE:** November 21, 2023

**PROPERTY OWNER:** Aquarian Water Company of CT

**PROPERTY ADDRESS:** 19 Knollcrest Road

**APPLICANT/AGENT:** Aquarian Water Company of CT

**MAILING ADDRESS:** 600 Lindley Street, Bridgeport, CT 06606

**ZONING DISTRICT:** R-44 **MAP:** 10 **BLOCK:** 3 **LOT:** 96

Please be advised that the applicant would like to (See Noncompliance).

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

Sections:

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

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

3.2.7-Maximum Building Area

3.2.8-Maximum Impervious Surfaces

3.2.11-Minimum Lot Dimensions

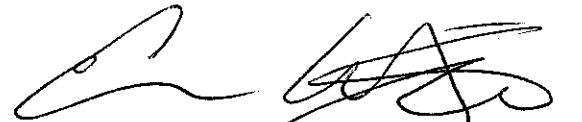
7.1.12-Improved Lots Not in a Validated or Approved Subdivision

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.**

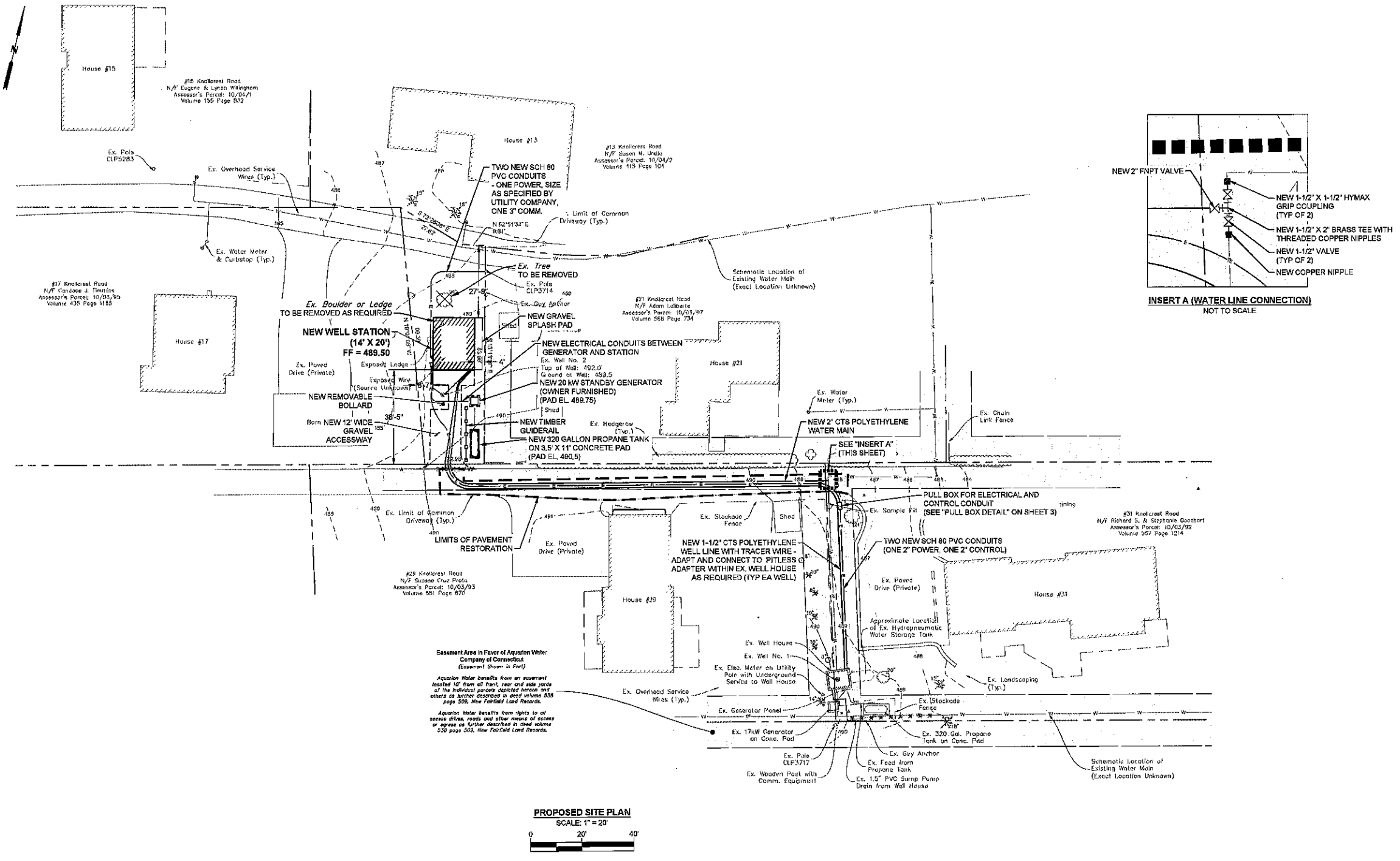
**IN COMPLEX MATTERS, THE OWNER/APPLICANT MAY WISH TO SECURE THE SERVICES OF AN ATTORNEY.**

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



PORTLAND, CONNECTICUT

PERMIT  
DRAWING FOR  
SUBMISSION



PROPOSED SITE PLAN

DESIGNED	ZAK
DRAWN	NMM
CHECKED	ZAK
REVISED	

PREPARED FOR:  
AQUARIAN WATER  
COMPANY OF CT  
Bridgeport, Connecticut

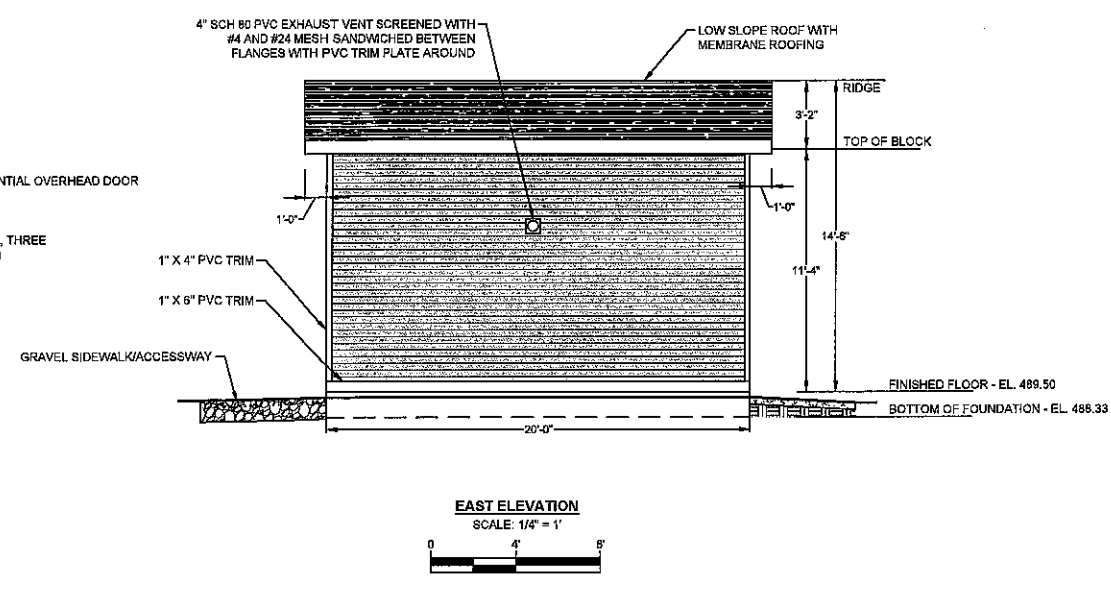
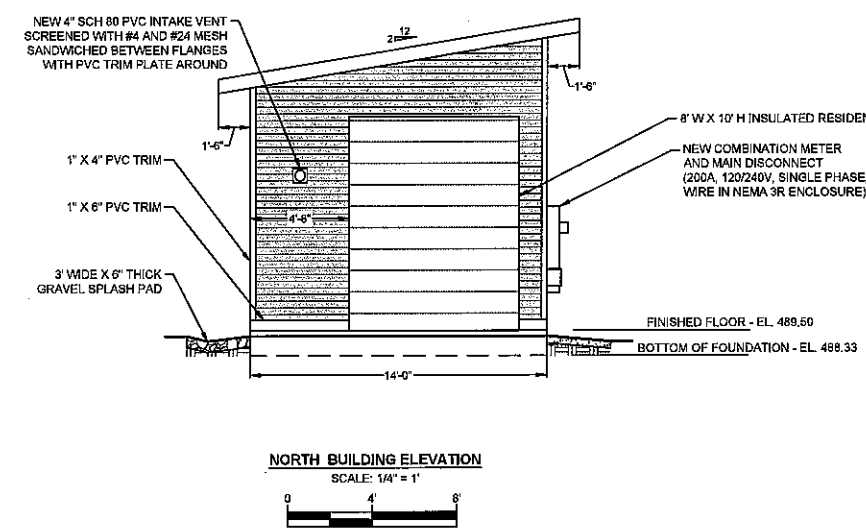
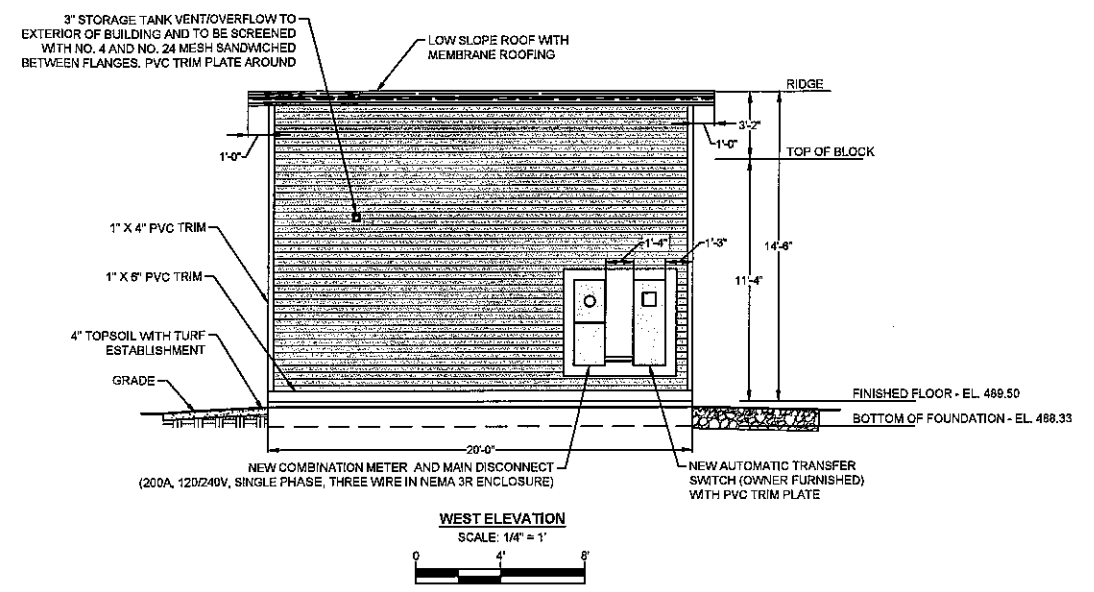
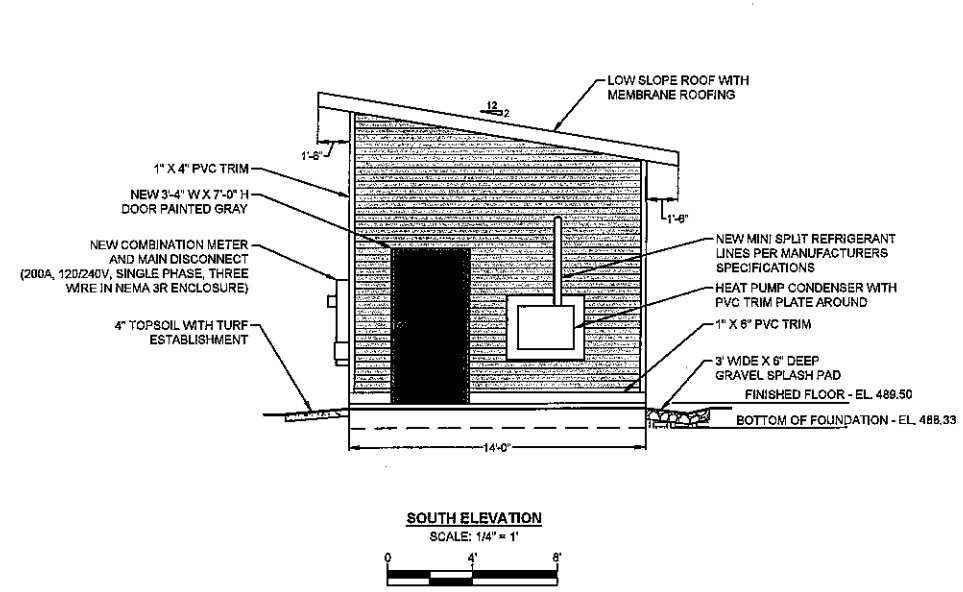
INTERLAKEN WATER  
SYSTEM IMPROVEMENTS  
New Fairfield, Connecticut

OCTOBER 2023  
SHEET NO. 2 OF 11  
JOB NO. AWC - 196



PORTLAND, CONNECTICUT

PERMIT DRAWING FOR SUBMISSION



NOTE: ALL CONDUIT OR PIPE PENETRATIONS THROUGH THE WALL SHALL HAVE AZEK PVC TRIM.

BUILDING ELEVATIONS

DESIGNED ZAK  
DRAWN NAM  
CHECKED ZAK  
REVISED

PREPARED FOR:  
AQUARION WATER  
COMPANY OF CT  
Bridgeport, Connecticut

INTERLAKEN WATER  
SYSTEM IMPROVEMENTS  
New Fairfield, Connecticut

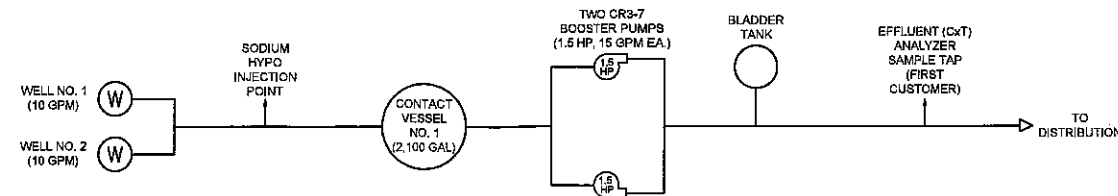
OCTOBER 2023  
SHEET NO. 5 OF 11  
JOB NO. AWC - 196

PERMIT DRAWING FOR SUBMISSION

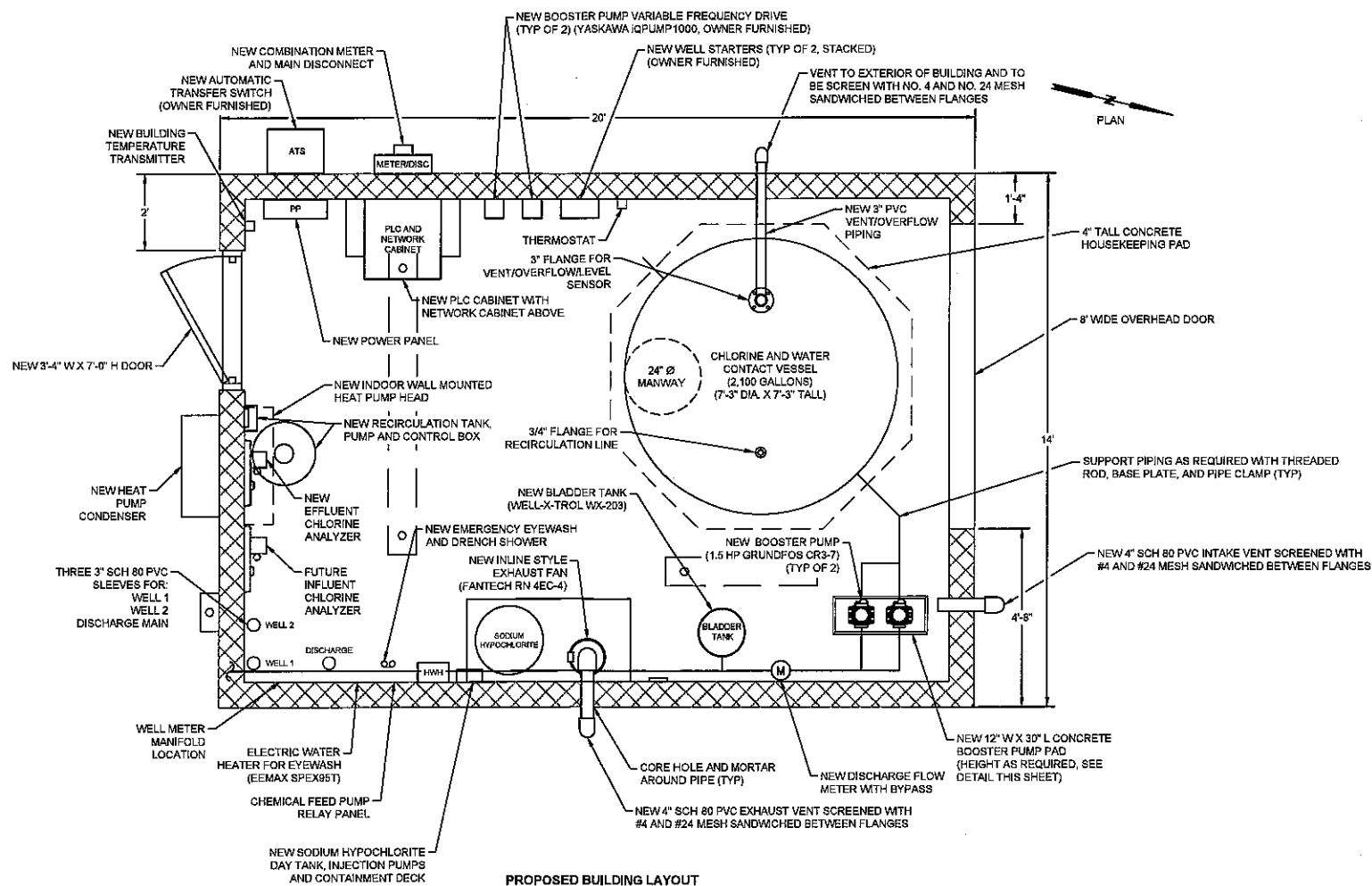


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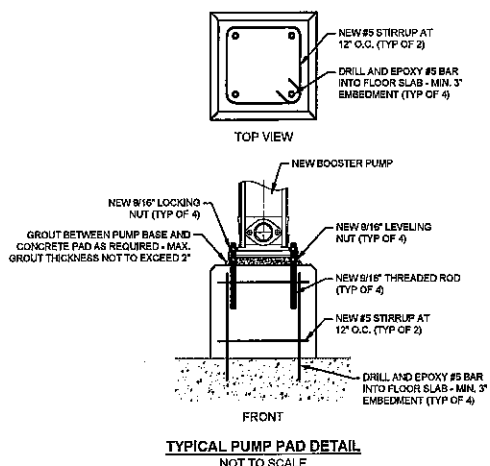
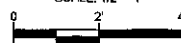
PERMIT  
DRAWING FOR  
SUBMISSION



CONCEPTUAL PROCESS SCHEMATIC  
NOT TO SCALE



PROPOSED BUILDING LAYOUT  
SCALE: 1/2" = 1'



TYPICAL PUMP PAD DETAIL  
NOT TO SCALE

PROPOSED BUILDING LAYOUT

SCALE AS NOTED  
CHECKED ZAK  
DRAWN NUM  
DESIGNED ZAK

PREPARED FOR:  
AQUARIAN WATER  
COMPANY OF CT  
Bridgeport, Connecticut

INTERLAKEN WATER  
SYSTEM IMPROVEMENTS  
New Fairfield, Connecticut

OCTOBER 2023  
SHEET NO. 7 OF 11  
JOB NO. AWC-196