

**NEW FAIRFIELD ZONING BOARD OF APPEALS
NEW FAIRFIELD, CT 06812**

**January 18, 2024
LEGAL NOTICE AND AGENDA**

Notice is hereby given that the New Fairfield Zoning Board of Appeals will hold a public hearing followed by a business session on **Thursday, January 18, 2024 at 7:00 p.m.** in the Community Room of the New Fairfield Public Library, located at 2 Brush Hill Road, New Fairfield, regarding the following applications and appeals.

Continued Application # 51-23: Aquarion Water Company of CT, 19 Knollcrest Road, for variances to Zoning Regulations 3.0.10 Mechanical Equipment, 3.2.5A&B, 3.2.6A Front Setback to 36.4' (treatment facility) and 6' (propane tank), 3.2.6B Side Setbacks to 5' and 7.6' (treatment facility) and 3.5' (propane tank) and 4' (generator), 3.2.6C Rear Setback to 17.6' (treatment facility), 3.2.7, 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a 14'x20' treatment facility and installing a generator and propane tank. Zoning District: R-44; Map: 10; Block: 3; Lot: 96.

Appeal # 50-23: Goldman, 18 Misty Brook Lane. An appeal on behalf of Smith, 12 Misty Brook Lane, for a zoning permit issued on October 6, 2023 for a pickle ball/tennis court. Zoning District: R-44; Map: 2; Block: 4; Lot: 20.

Application # 52-23: Ferrara, 51 Lake Drive North, for variances to Zoning Regulations 3.2.5A&B, 3.2.6C Rear Setback to 20', 3.2.11, 7.1.1.2 and 7.2.3A.B&E for the purpose of constructing a vertical expansion. Zoning District: R-44; Map: 15; Block: 1; Lot: 37-39.

Application # 53-23: Ciszek, 13 Lake Drive North, for variances to Zoning Regulations 3.0.9C Pergolas, 3.2.5A&B, 3.2.6B Side Setback to 10.5', 3.2.6C Rear Setback to 0', 3.2.11, 7.1.1.2 and 7.2.3A&B for the purpose of expanding an existing deck. Zoning District: R-44; Map: 15; Block: 1; Lot: 11.

Regulations Key: 3.1.5 & 3.2.5A&B Minimum lot area; Minimum lot frontage; 3.1.6 & 3.2.6 Minimum Buildings and Structure Setbacks; 3.1.11 & 3.2.11 Minimum lot dimension; 3.2.7 Maximum lot coverage, 3.2.8 Maximum Impervious Coverage, 7.1 Nonconforming Lot, and 7.1.1.1 Nonconforming Improved Lot, 7.1.1.2 Improved Lots Not in Validated or Approved Subdivision. 7.2.3A,B&E Nonconforming use of building or structure, nonconforming buildings or structure.

Joe DePaul, Chairman

PUBLISH DATES: January 4th and January 11th of the Town Tribune