

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



**SPECIAL PERMIT APPLICATION**

Application Number \_\_\_\_\_

Map: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_

Zoning District: \_\_\_\_\_

Please type or print:

Date: 11/27/23

Applicant: Lambert & Barr LLC

Mailing Address: 10 Whittlesey Avenue

Project Address: 23 Misty Brook Lane (Sail Harbour)

Phone No: 860-354-1811 - (L+B office)

Owner(s) of Record: Thomas & Stacey Solomon

Address: 23 Misty Brook Lane

Phone No: 646-483-8998

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

\_\_\_\_\_

For the following purpose: walls made of stone to match existing already on property between the existing fence & pool.

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) \_\_\_\_\_
- ( ) Copy of additional information as follows: \_\_\_\_\_
- ( ) Town Engineer
- ( ) CT Department of Transportation
- ( ) Water Supply Committee

**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.

Stacey Solomon  
Signature of Owner (date) 11/27/23

Jennifer L. Orullo  
Signature of Applicant (date)  
Lambert & Barre 11/27/23

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



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

Meredith Blair

First Light CT Housatonic

Thomas & Christine Jones

**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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



**Lambert and Barr**  
GENERAL CONTRACTING LLC

**10 Whittlesey Avenue  
New Milford, CT 06776  
(860) 354-1811 HIC license #0548639  
NHC license#0001253  
Septic licenses #004023 and #006166  
Class A demolition license #00664**

**November 27, 2023**

**Mr. and Mrs. Thomas Solomon  
23 Misty Brook Lane  
New Fairfield, CT. 06812**

**To Whom It May Concern:**

**The following individuals are authorized on our behalf to act as representation for the permit process for the walls between the pool and the fence and the inspections of same at the address listed above.**

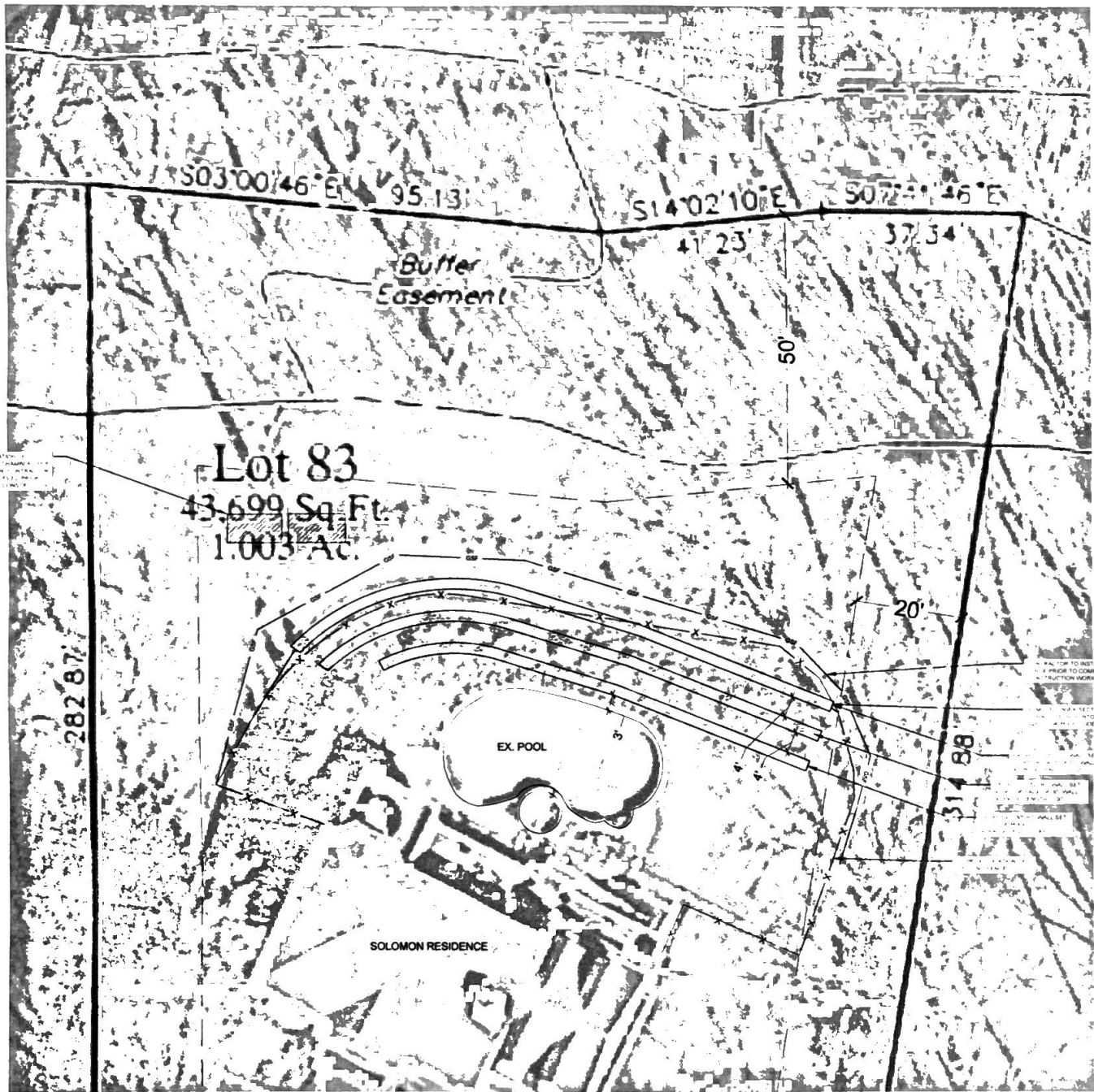
**Representatives:**

**-James M. Lambert  
-Cathy K. Lambert  
-Jennifer L. Ouellette**

**Regards-**

**Stacey Solomon**

**11/27/2023**

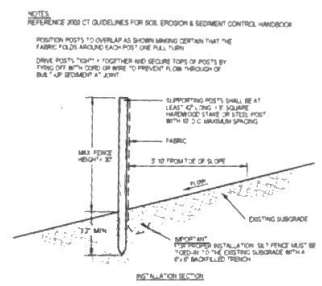
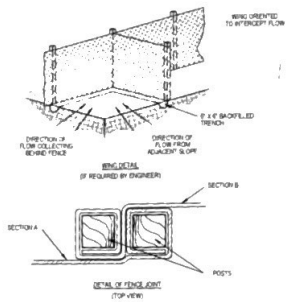


APPROX. LOCATION OF TANK AND PUMP CHAMBER TAKEN FROM GALLAGHER PLAN TO CONFIRM WITH THE BOUNDARY OF LOT 83

**Lot 83**  
43,699 Sq. Ft.  
1.003 Ac.

SOLOMON RESIDENCE

EX. POOL



GEOTEXTILE SILT FENCE (GSF)

NOT TO SCALE

N.T.S.

INSTALL TO INSTALL GEOTEXTILE SILT FENCE PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK

LOCATIONS OF FENCE AND TO END OF SET TO BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS

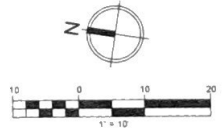
NO WALLS ARE PROPOSED WITHIN SIDE OR REAR YARD SETBACKS


CONTRACTOR TO HAVE SIDE YARDS STAKED PRIOR TO THE START OF CONSTRUCTIONS

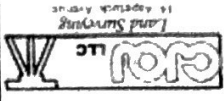
ALL WALLS TO BE DESIGNED AND INSTALLED PER CT LICENSED STRUCTURAL ENGINEER DESIGN DETAILS

CONTRACTOR TO FIELD LOCATE AND VERIFY ALL UTILITIES IN FIELD PRIOR TO THE START OF CONSTRUCTION

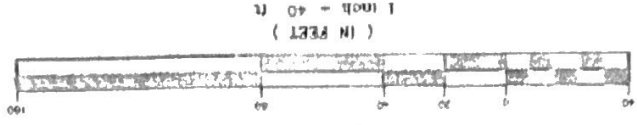
- BASE INFORMATION**
1. BASE INFORMATION TAKEN FROM PDF FILE OBTAINED FROM TOWN OF NEW FAIRFIELD FILED TITLED "LOT PLAN LOT 83 SAIL HARBOR CLUB" PREPARED FOR THOMAS & STACEY N. SOLOMON, PREPARED BY CJOJ, LLC, LAND SURVEYING, DATED MARCH 11 2014 AND ADDITIONAL IMAGE OBTAINED FROM GOOGLE EARTH PRO
  2. APPROX. LOCATION OF SEPTIC TANK AND PUMP CHAMBER TAKEN FROM "STORMWATER MANAGEMENT AND EROSION AND SEDIMENTATION CONTROL PLAN" PREPARED BY R. J. GALLAGHER, JR. & ASSOCIATES, DATED 3/25/14, LAST REVISED 8/7/14
  3. ADDITIONAL MEASUREMENTS TAKEN BY SITE VISIT
  4. A2 LAND ASSUMES NO RESPONSIBILITY FOR FIELD CONDITIONS OR THE CONSTRUCTION AN FINAL LOCATION OF THE PROPOSED WALLS



|  |  |
|--|--|
|  <p>A2 Land Consulting, LLC<br/>30 Rocky Hill Rd<br/>New Fairfield, CT</p> <p>P: 845.531.1504<br/>E: abigail@a2land.com<br/>W: www.a2land.com</p> |  |
| <p>PERMITTING PLAN</p>   |  |
| <p>SITE IMPROVEMENTS PLAN</p> <p>SOLOMON RESIDENCE</p> <p>23 MISTY BROOK LANE<br/>NEW FAIRFIELD, CT</p>  | <p>DATE: 11.27.23</p> <p>SCALE: 1" = 10'</p> <p>PROJ. #: 2367</p> <p>DWG. FILE: 2367LA</p> <p>SHEET: 1/1</p> |
|   |  |



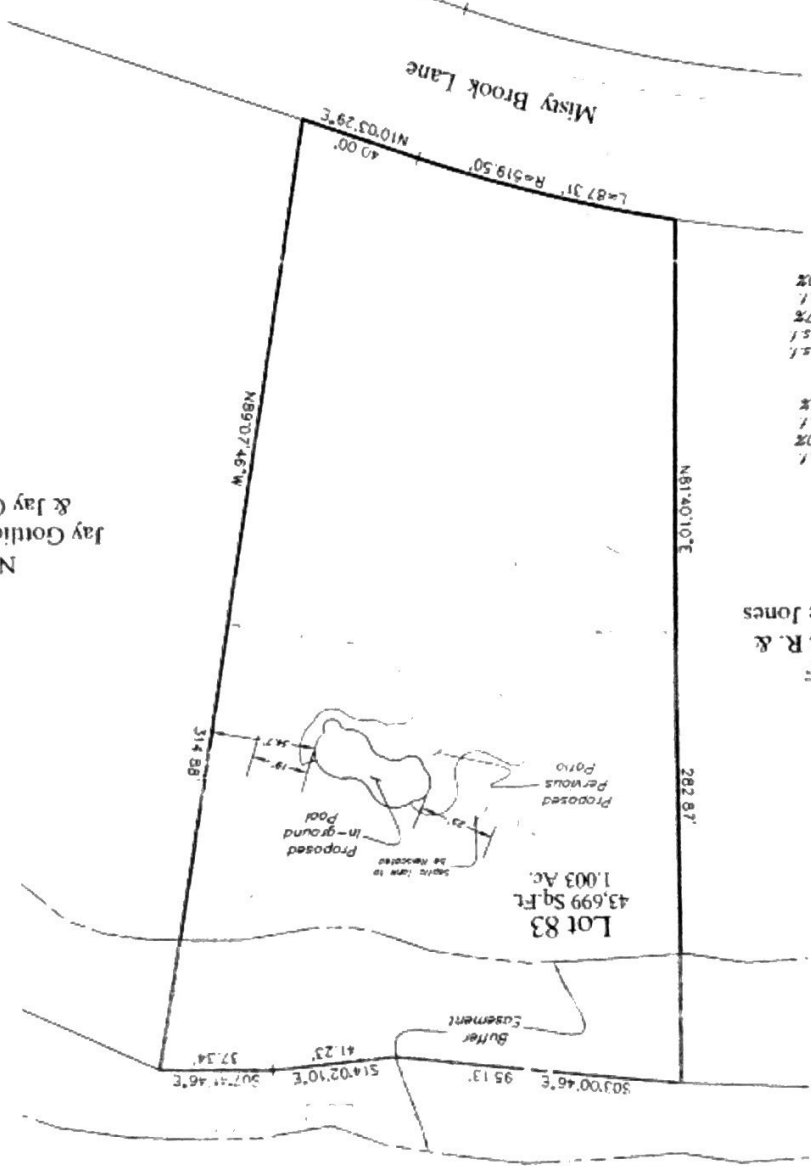
**Plot Plan**  
**Lot 83**  
**Sail Harbour Club**  
 Prepared For  
**Thomas S. & Stacey N. Solomon**  
 23 Misisy Brook Lane  
 New Fairfield, Connecticut  
 March 11, 2014  
 Graphic Scale



This survey and map has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Zoning Location Survey based on a Reurvey of TC Map #2425 on file in the New Fairfield Land Records conforming to Horizontal Accuracy Class A-2 and intended to enable determination of compliance with said requirements.

To the best of my knowledge and belief, this map is substantially correct as noted hereon.

Refer to plan by Paul by Murphy for pool location.  
 Refer to Septic As-Built by Ralph



Zoning info

|                              |                             |
|------------------------------|-----------------------------|
| Lot Coverage                 | - 3046 sq ft                |
| Existing House               | 3046/41,699 = 0.070 or 7.0% |
| Proposed Pool                | - 574 sq ft                 |
| 3620/43,699 = 0.083 or 8.3%  |                             |
| Impervious Coverage          | - 3046 sq ft                |
| Existing House               | - 3046 sq ft                |
| Existing Driveway            | - 5542 sq ft                |
| 8588/43,699 = 0.197 or 19.7% |                             |
| Proposed Pool                | - 574 sq ft                 |
| 9162/43,699 = 0.210 or 21.0% |                             |

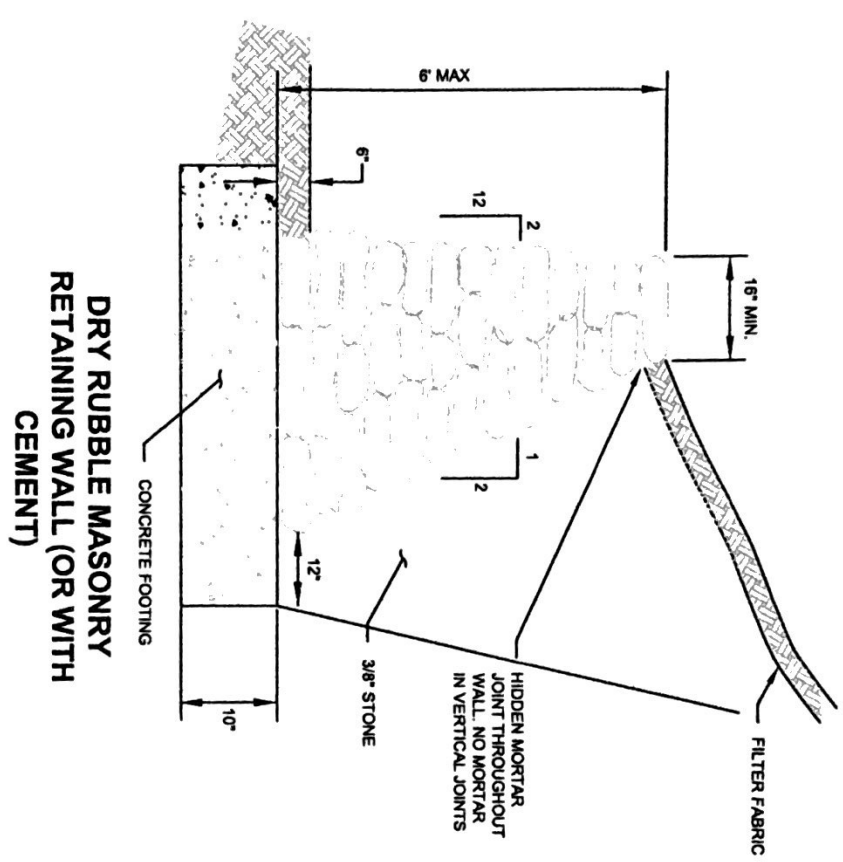
N/F  
 Jay Gottlieb, Trustee  
 & Jay Gottlieb

N/F  
 Thomas R. &  
 Christine Jones

Lot 83  
 43,699 Sq Ft  
 1.003 Ac.

Candlewood Lake  
 Shelter Harbor





**DRY RUBBLE MASONRY  
RETAINING WALL (OR WITH  
CEMENT)**

N.T.S.

