

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



Att # 1291
paid

SPECIAL PERMIT APPLICATION

*Application Number SP-24-001

Map: 19 Block: 13 Lot: 14

Zoning District: B/C

Please type or print:

Date: 1-2-24

Applicant: David Silverman

Mailing Address: 15 Autumn Ridge Rd

Project Address: 28 Route 39, New Fairfield CT 06812

Phone No: 914-224-5357

Owner(s) of Record: 28 Route 39 LLC

Address: 1 King Street West Meriden NY 10604

Phone No: U/A

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

Section 4.1.2 - Special Permit Uses in B/C - (Business/Community District)

For the following purpose: Rate Spoons, Wine, Beer and Characteristic boards consisting of prepared wood and character boards. When, floor or walls will be required. Operated by 2-4 employees.

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

Signature of Owner (date) 1-2-24 Signature of Applicant (date) 1-2-24

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

R. J. GALLAGHER, JR. & ASSOCIATES
PATRIOT SQUARE
39 MILL PLAIN ROAD - SUITE #2
DANBURY, CONNECTICUT 06811
203-798-9640

January 2, 2024

Timothy Simpkins
Director of Health
Town of New Fairfield
4 Brush Hill Road
New Fairfield, CT 06812

RE: 28 Rt. 39 (Unit #1) Heritage Plaza, New Fairfield, CT
Proposed Business: Wine & Cheese Bar
R.J.G. JR. & ASSOCIATES FILE NO. 87036

Dear Mr. Simpkins,

The purpose of this letter is to serve as a certification that the proposal to occupy the above-referenced unit will not add flow sufficient to negatively impact the existing septic leaching system. The proposed use has 32 seats and is considered a bar/cocktail lounge with no food @ 15 GPD/seat which is approximately the same flow as the previous occupant (Peachwave) or (15) (32) = 480 ± GPD. It is recommended that water meter readings be provided quarterly to the New Fairfield Health Department.

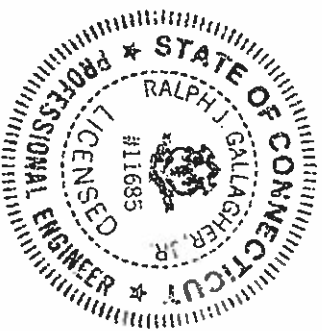
The existing system is monitored yearly, and the flow is switched from rows 1, 3, 5 to 2, 4, 6, etc., every two to three years.

If you have any questions or require further information, please feel free to contact me.

Very truly yours,

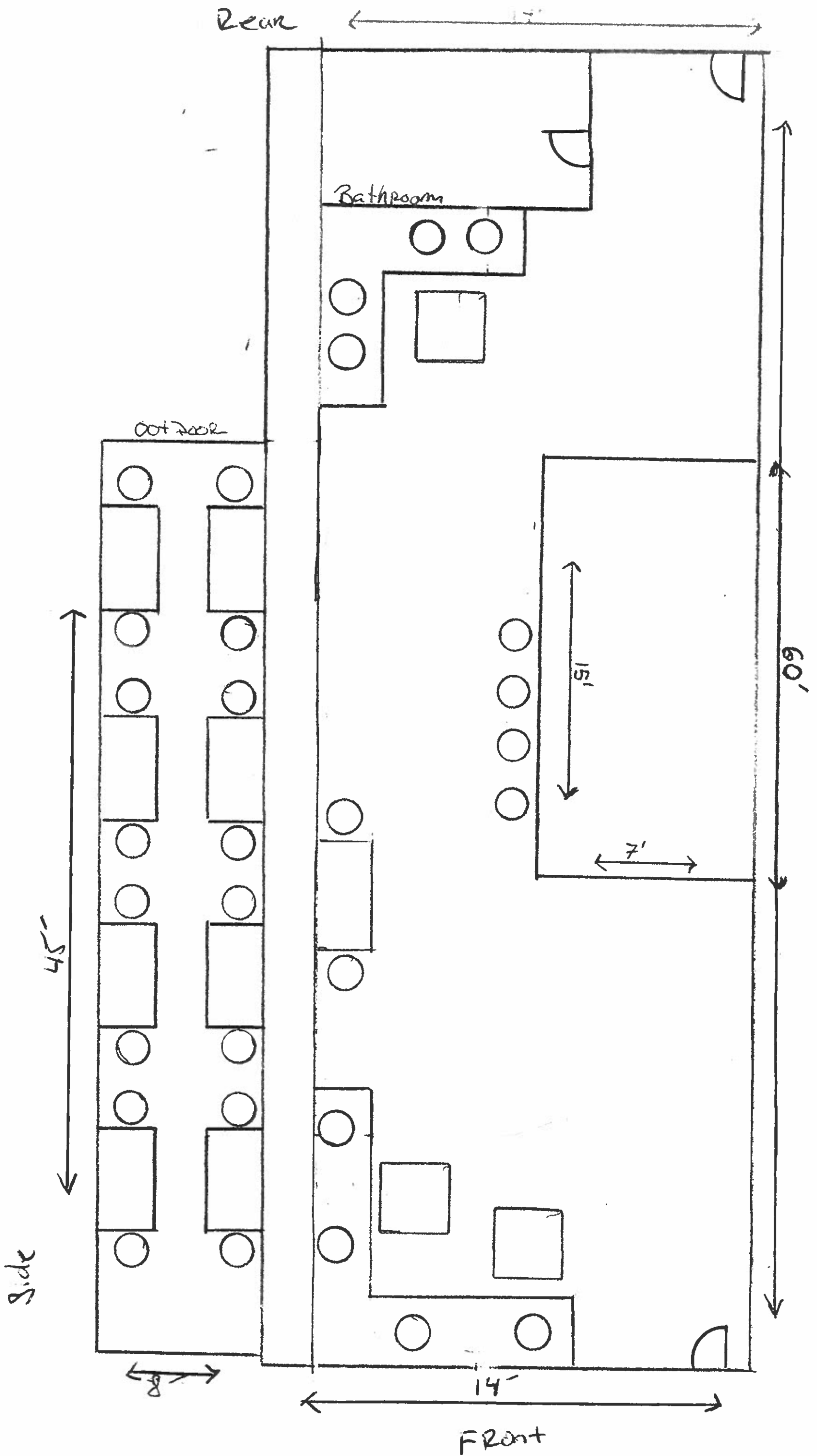


Ralph J. Gallagher, Jr., P.E.



RJG/mlk
Cc: D. Silverman

28 Rt. 39 units, New Fairfield Ct 06812
Wine Bar (Dad Shuecrum) 914-224-5357



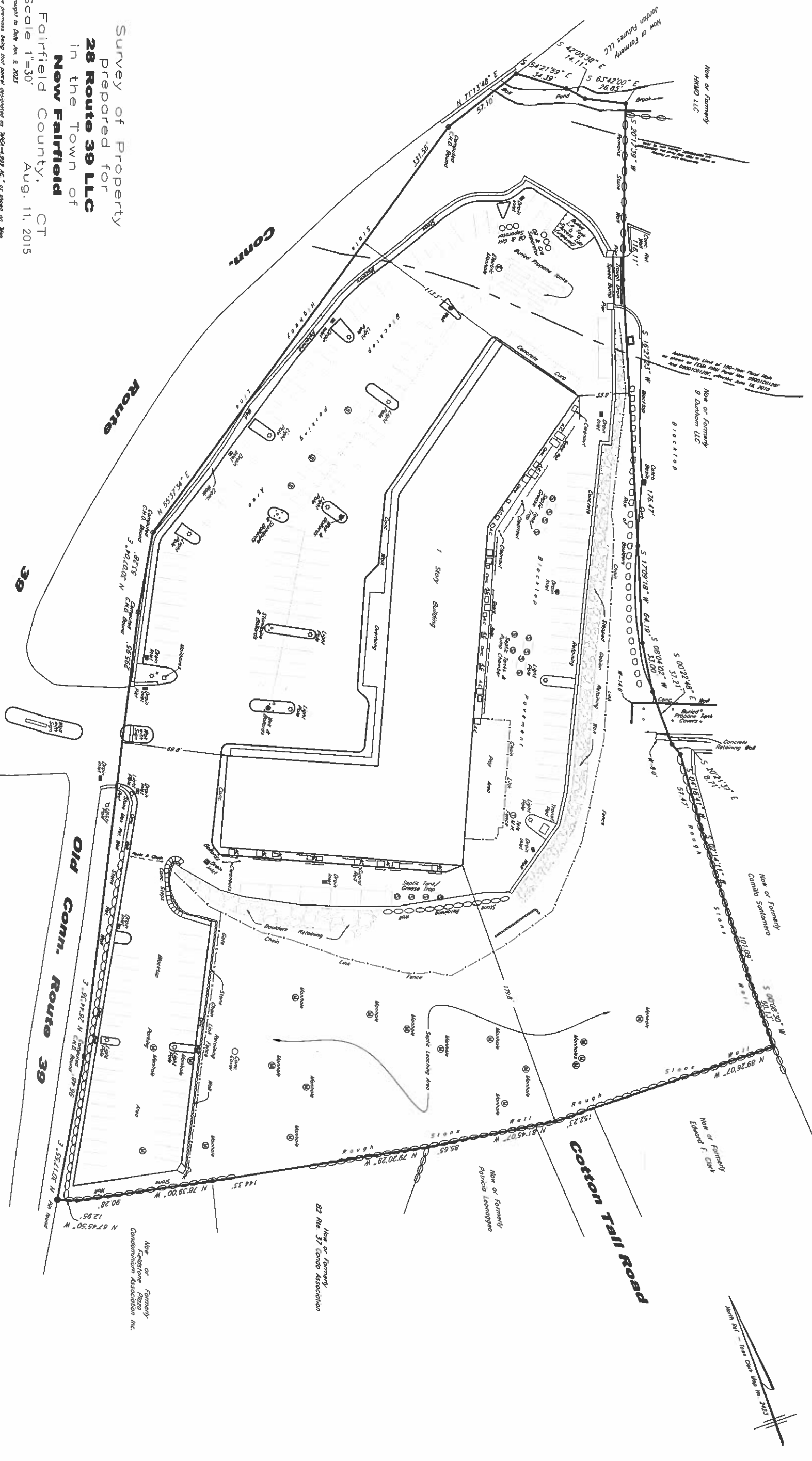
Survey of Property
Prepared for
28 Route 39 LLC
in the Town of
New Fairfield
Fairfield County, CT
Scale 1"=30'
Aug. 11, 2015
Drafted to Date Jan. 9, 2015

The premises shown here were designed as 2802 and 899 AC, as shown on the
approved for zoning S, Durham, Group F, Cedar & Maple Roads, dated January 1997
and shown in the New Fairfield Land Records as shown on the 2003-2004
Form of New Fairfield, 1-14-03 as shown on the attached 150' assessment plan of the

450 = 217260 sq. ft. or 4.999 acres.
Reference made to Town Code Map No. 2423 and dated Oct. 1997 by 375 of the
New Fairfield Land Records.
Reference made to the zoning for Route 39, New Fairfield, Connecticut,
by Richard Cohen, L.L., dated Oct. 14, 1999 and the revised Oct. 13, 1998.
Property is subject to and together with the covenants and restrictions recorded in
the 215 sq. ft. of the New Fairfield Land Records and estimates of record, if any.
This map represents a subdivision, survey and contains Class A-2 accuracy, staked
and not indicated values, or other subsequent measurements, if any,
administration and/or set relative values.
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Job # 51616 - 56706

File # E:\49662\dwg\51616.dwg



This survey map was prepared in accordance with
Sections 36-37, 39-40, 41-42, 43-44, 45-46, 47-48, 49-50, 51-52
of the Regulations of the Board of Survey and Gaging for the State of
Connecticut, dated in the State of Connecticut, effective on Jan. 21,
1982.
To the best of my knowledge and belief this map is
substantially correct.
Thomas R. Stambaugh, P.E., C.T.L.S., M.P.S.
Westchester Engineering, Inc.
76 Monument Avenue
White Plains, N.Y. 10601