



The Planning Commission

Town of New Fairfield
New Fairfield, Connecticut 06812

Regular Meeting Minutes

Monday, January 22, 2024 @ 7:30 pm
Community Room @ 33 Route 37
New Fairfield Conference Room
New Fairfield CT

Commissioners: Ms. Cynthia Ross-Zweig, Chair
Mr. Cory Neumann, Vice Chair/Secretary
Mr. Ernie Lehman
Mr. Gary Reetz (absent)
Mr. Keith Landa

Alternates: Ms. Christina McCartney
Mr. Michael Oliva (absent)
Mr. Dylan White (absent)

Guests: Glenn Chalder, Evan White, Anita Brown, Kathleen DeJulio, Wayne Skelly, Olivia Micca, Khris Hall, Evan White (Zoning Enforcement Officer), First Selectman Melissa Lindsey and 2 towns people

Call to Order: 7:33 pm
Pledge of Allegiance

Appointments - Ernie Lehman made a motion to elevate Christina McCartney to a voting member for tonight's meeting. Keith Landa seconded the motion. **All in Favor (4-1-0). Motion passed.**

Approve Minutes

Ernie Lehman made a motion to approve the October 23, 2023 Regular Meeting Minutes as presented. Cory Neumann seconded the motion. **All in Favor (3-2-0). Motion passed.**

Ernie Lehman made a motion to approve the November 13, 2023 Special Meeting Minutes as presented. Keith Landa seconded the motion. **All in Favor (5-0-0). Motion passed.**

Cory Neumann made a motion to approve the November 27, 2023 Regular Meeting Minutes as presented. Ernie Lehman seconded the motion. **All in Favor (5-0-0). Motion passed.**

Ernie Lehman made a motion to table the January 4, 2024 Special Meeting Minutes until the next meeting. Keith Landa seconded the motion. **All in Favor (5-0-0). Motion passed.**

Correspondence/ Announcements

Budget – Next years has been submitted at the budget workshop. Currently waiting to hear back on approval.

Centerline Communications Letter – Cynthia Ross-Zweig read the letter (see enclosure). If Centerline Communications needed anything further then they will need to make a request to be added to a future agenda.

Freedom of Information Meeting – Any board member that did not attend the meeting can access it online via the recorded meetings on the town website.

Public Comment - none

New Business

Bond Release Phase III Farview Drive- Wayne Skelly

Wayne Skelly, on behalf of Hearth Home Builders, stated that all the work required has been done, completed, and signed off by the town engineer. He stated that the difference in the amounts is due to a lawsuit and both parties are bound by the decision from the court. Cory Neumann read the letter from Antonio Iadarola, the town engineer (see enclosure) which gave a positive recommendation for the bond release. Wayne Skelly shared a copy of the court stipulation that stated that the bond release of \$156,435.60 of the remaining one-third (1/3) bond, leaving the ten-percent (10%) Maintenance Bond of \$58,663.65 in place.

Cory Neumann made a motion to approve a positive referral to the Board of Selectman for the second bond release of Barnbrook Estates Phase III Lot 12 resubdivision in the amount of \$156,435.60 of the remaining one-third (1/3) bond, leaving the ten-percent (10%) Maintenance Bond of \$58,663.65 in place. The difference in the amount from the enclosed letter is based upon a legal stipulation. Christina McCartney seconded the motion. **All in Favor. Motion Passes.**

Anita Brown – NF Housing Opportunities Committee Draft Housing Affordability Plan to answer any questions/suggestions prior to meeting with the BOS

Anita Brown shared and highlighted areas of the Draft Town of New Fairfield Housing Affordability Plan (see enclosure). Anita Brown stated that due to finances and prices in New Fairfield current residents have stated that they may have to leave New Fairfield due to the lack of affordable housing. Anita Brown stated that the HOC wants to support the New Fairfield Housing Trust, support affordable first-time homebuyer options, allow the development of smaller sized homes that could be downsizing options for older adults, increase awareness of ADU's, continue to raise awareness about housing needs and solutions, and make sure the strategies in the plan are implemented. Keith Landa asked about developers and if the idea of smaller sized homes was the bottle neck with the developers or the town. Anita Brown stated that it is both as well as the zoning regulations in town. A discussion was held regarding the agenda item for the Zoning Commission and the October House lots. Anita Brown stated that the architecture of senior/affordable housing needs to be in line with the current look of the town. Cynthia Ross-Zweig stated a concern of the demographics and being able to afford to stay in New Fairfield. Anita Brown stated that the Town of New Fairfield needs to start small and build from there and the POCD should address these needs. Anita Brown stated that the HOC is taking the Town of New Fairfield Housing Affordability Plan to the BOS for approval.

Old Business

Update on the POCD – Glenn Chalder stated that the POCD three main topics are: Conservation – things that the community may want to grow or change in the future; Development – guiding growth or change for the future; and Infrastructure – the things as a community that are wanted or needed for the future.

Glenn Chalder went over the summary of the listening sessions and summary of open-ended responses (see enclosure). Glenn Chalder asked for the commission to give their thoughts on what the commission

feels that should be in the POCD. Cynthia Ross-Zweig asked if Glenn Chalder spoke with police and fire. Glenn Chalder stated that he never got a response from the fire department. Cynthia Ross-Zweig will send a formal letter to the fire department. Cynthia Ross-Zweig will share a copy of the budget presentation from the fire department with Glenn Chalder. Glenn Chalder stated that as the demographics of the town change this will have a direct impact on the fire department staffing. He stated that a conversation with the fire department would be helpful and asked for Cynthia Ross-Zweig's assistance. Glenn Chalder stated he talked with the police and was able to get information on traffic issues, social issues, and management issues/challenges. Keith Landa stated that the main topics will have to tie together as the POCD moves forward. Glenn Chalder explained that the organization will be shuffled around as the POCD moves forward as the POCD is taken apart and put back together. Keith Landa questioned the focus of the POCD, how the strategic goals should be laid out, how to get to the goal, and how the plan is to be carried out. Glenn Chalder stated that step one is to identify and step two is the implementation. The POCD should be a living document/plan. The thoughts that were given by the commission that the POCD should address are a paid fire department, maintenance of the roads, maintenance of existing town buildings, each organization should have goals, attracting people to the town, keeping the current residents in town, climate issues, maintaining a rural setting, maintaining the lake/pond community, schools, community center, maintain the shoreline of Candlewood Lake, adequate docking, maintenance of the docks, traffic issues at Squantz Pond, a Director of Economic Development, a grant writer, recognition of climate and sustainability issues, water quality, land trust activity in the region, telecommunications/mobile office center where office space could be rented, technology center in combination with the library with an alternate location, expansion and/or movement of the town clerk office/vault, senior housing, affordable housing, diversity of housing stock, diversity of shopping options that is in character and sustainable, increase in lighting on Memorial Field for summer activities, improve pedestrian opportunities, further analysis of the trails in town, a town green, and possibly another cell tower. Glenn Chalder stated that the goal of the plan is to organize and set a direction. Glenn Chalder will put together a preliminary planning program based upon the ideas given tonight for the February 12, 2024 Special Meeting for further discussion. Glenn Chalder has reached out to the cell companies to get what the coverage is like in town and this information should be back by the end of February. Glenn Chalder stated that the plan is to have a draft to share with the community by the end of June 2024. Cynthia Ross-Zweig asked if the status of the public buildings would be helpful and she will reach out to ask for a tour with the Public Works Building and other public buildings for all commission members and Glenn Chalder.

Standing Items

Subdivision Log – none

Adjournment

Ernie Lehman made a motion to adjourn the meeting at 9:19 pm. Christina McCartney seconded the motion. **All in favor. Motion Passes.**

Enclosures

Planning Audit Trail 1.4.24

Planning Detail 1.4.24

Centerline Communications

Bond Release Phase III Fairview Drive

Barn Brooks III Resubdivision Final Bond Reduction with Maintenance Bond (Antonio Iadarola Letter)
Fairview Drive

Draft Town of New Fairfield Housing Affordability Plan

Summary of Listening Sessions

Summary of Open Ended Responses

POWERSCHOOL
 DATE: 01/04/2024
 TIME: 10:32:54

TOWN OF NEW FAIRFIELD
 EXPENDITURE AUDIT TRAIL

PAGE NUMBER: 1
 AUDIT21

SELECTION CRITERIA: orgn.fund='001' and orgn.orgn1='4191'
 ACCOUNTING PERIODS: 1/24 THRU 6/24

SORTED BY: FUND,DEPARTMENT,ACCOUNT

TOTALED ON:

PAGE BREAKS ON:

FUND - 001 - GENERAL FUND
 BUDGET UNIT - 00141910000000 - PLAN

ACCOUNT DATE	T/C	PURCHASE O	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION	CUMULATIVE BALANCE
001-4191-0000-000-00141910000000 - PLAN									
110.00	SALARIES				.00	.00	.00	BEGINNING BALANCE	
07/14/23	22-1					15.74		PAYROLL CHARGES	
07/24/23	11-1				5,000.00			POSTED FROM BUDGET SYSTEM	
07/28/23	22-1					73.47		PAYROLL CHARGES	
08/11/23	22-2					31.49		PAYROLL CHARGES	
08/25/23	22-2					5.25		PAYROLL CHARGES	
09/08/23	22-3					94.46		PAYROLL CHARGES	
09/29/23	22-3					78.71		PAYROLL CHARGES	
10/13/23	22-4					10.50		PAYROLL CHARGES	
10/27/23	22-4					62.97		PAYROLL CHARGES	
11/10/23	22-5					157.43		PAYROLL CHARGES	
11/17/23	22-5					24.01		PAYROLL CHARGES	
12/15/23	22-6					220.48		PAYROLL CHARGES	
TOTAL SALARIES					5,000.00	774.51	.00		4,225.49
610.00	MATERIALS & SUPPLIES				.00	.00	.00	BEGINNING BALANCE	
07/24/23	11-1				1,000.00			POSTED FROM BUDGET SYSTEM	
09/27/23	21-3		111807	19297 TOWN TRIBUNE		40.00	.00	INVOICE 214774	
10/26/23	21-4		112064	19297 TOWN TRIBUNE		36.00	.00	INVOICE 215054	
11/30/23	21-5	24000581-01	112215	19297 TOWN TRIBUNE		24.00	-24.00	INVOICE 215398	
11/30/23	21-5	24000581-01	112215	19297 TOWN TRIBUNE		36.00	-36.00	INVOICE 215466	
11/30/23	21-5	24000581-01	112215	19297 TOWN TRIBUNE		64.00	-64.00	INVOICE 215298	
11/30/23	20-5	24000581-01	112215	19297 TOWN TRIBUNE		-24.00	24.00	INVOICE 215398	
11/30/23	20-5	24000581-01	112215	19297 TOWN TRIBUNE		-36.00	36.00	INVOICE 215466	
11/30/23	20-5	24000581-01	112215	19297 TOWN TRIBUNE		-64.00	64.00	INVOICE 215298	
11/30/23	17-6	24000581-01		19297 TOWN TRIBUNE			250.00	LEGAL ADS	
12/04/23	21-6	24000581-01	112293	19297 TOWN TRIBUNE		24.00	-24.00	INVOICE 215398	
12/04/23	21-6	24000581-01	112293	19297 TOWN TRIBUNE		36.00	-36.00	INVOICE 215466	
12/04/23	21-6	24000581-01	112293	19297 TOWN TRIBUNE		64.00	-64.00	INVOICE 215298	
TOTAL MATERIALS & SUPPLIES					1,000.00	200.00	126.00		674.00
TOTAL REPORT					6,000.00	974.51	126.00		4,899.49

* THERE IS A NOTE ASSOCIATED WITH THIS TRANSACTION

POWERSCHOOL
DATE: 01/04/2024
TIME: 10:33:31

TOWN OF NEW FAIRFIELD
DETAIL EXPENDITURE STATUS REPORT

PAGE NUMBER: 1
EXPSTA11

SELECTION CRITERIA: exp1edgr.key_orgn like '0014191%'
ACCOUNTING PERIOD: 6/24

SORTED BY: FUND,DEPARTMENT,ACCOUNT
TOTALLED ON:
PAGE BREAKS ON:

FUND - 001 - GENERAL FUND

ORGANIZATION / ACCOUNT TITLE	BUDGET	PERIOD EXPENDITURES	ENCUMBRANCES OUTSTANDING	YEAR TO DATE EXP	AVAILABLE BALANCE
001-4191-0000-000 110.00 PLANNING COMMISSION SALARIES	5,000.00	220.48	.00	774.51	4,225.49
001-4191-0000-000 610.00 PLANNING COMMISSION MATERIALS & SUPPLIES	1,000.00	124.00	126.00	200.00	674.00
TOTAL REPORT	6,000.00	344.48	126.00	974.51	4,899.49



December 5th, 2023

Cynthia Ross Zweig
Planning Commission Chair
4 Brush Hill Road
New Fairfield, CT 06812

Re: Notice of Exempt Modification – Verizon Wireless Site New Fairfield CT
Verizon Wireless Telecommunications Facility @ 22 Titicus Mountain Road, New Fairfield, CT

Dear Ms. Zweig

You are receiving a copy of this Connecticut Siting Council Exempt Modification application as an interested party, as required by CSC regulations.

Best Regards,

Derek Maheux
Program Manager – Agent for Verizon Wireless
Centerline Communications LLC
750 West Center St. Ste 301
West Bridgewater, MA 02379
508-649-2307
dmaheux@clinelle.com





Derek Maheux Program Manager
c/o Cellco Partnership d/b/a Verizon Wireless
Centerline Communications, LLC
750 West Center Street, Suite 301
West Bridgewater, MA 02379
Mobile: (508)649-3407
Dmaheux@clinellc.com

December 4th, 2023

Melanie A. Bachman
Acting Executive Director
Connecticut Siting Council
10 Franklin Square
New Britain, CT 06051

**RE: Notice of Exempt Modification // Site: NEW FAIRFIELD CT (ATC: 88014)
22 Titicus Mountain Road, New Fairfield, CT 06812
N 41.40567658 // W -73.51596712**

Dear Ms. Bachman,

Cellco Partnership d/b/a Verizon Wireless currently maintains nine (9) antenna at the 146-ft level on the existing 188 ft Tower, located at 22 Titicus Mountain Road, Falls Village, CT. The tower is owned by American Tower. Verizon Wireless proposed modification involves the installation of two (2) interference mitigation filters on Verizon Wireless existing antenna platform and mounting assembly.

Please accept this letter as notification pursuant to Regulations of Connecticut State Agencies §16-50j-73, for construction that constitutes an exempt modification pursuant to R.C.S.A. § 16-50j-72(b)(2). In accordance with R.C.S.A. § 16-50j-73, a copy of this letter is being sent to Bethany's Chief Elected Official and Land Use Officer.

The planned modifications to the facility fall squarely within those activities explicitly provided for in R.C.S.A. § 16-50j-72(b)(2). Enclosed to accommodate this filing are construction drawings dated November 21, 2023, by A.T Engineering Services, LLC, a structural analysis dated August 24, 2023, by American Tower Corp., and a structural mount analysis by Colliers Engineering and Design dated October 27, 2023, and Non-Ionizing Electromagnetic Radiation (NIER) Study dated September 7, 2023, by Tower Engineering Professionals.

1. The proposed modifications will not result in an increase in the height of the existing structure.
2. The proposed modifications will not require the extension of the site boundary.



3. The proposed modifications will not increase noise levels at the facility by six decibels or more, or to levels that exceed state and local criteria.
4. The operation of the new antennas will not increase radio frequency emissions at the facility to a level at or above the Federal Communications Commission safety standard.
5. The proposed modifications will not cause a change or alteration in the physical or environmental characteristics of the site.
6. The existing structure and its foundation can support the proposed loading, as shown in the attached structural analysis and a structural mount analysis, pursuant to certain conditions defined therein. Design and engineering are fully illustrated within final construction drawings.

For the foregoing reasons, Verizon Wireless respectfully submits that the proposed modifications to the above referenced telecommunications facility constitute an exempt modification under R.C.S.A. § 16-50j-72(b)(2).

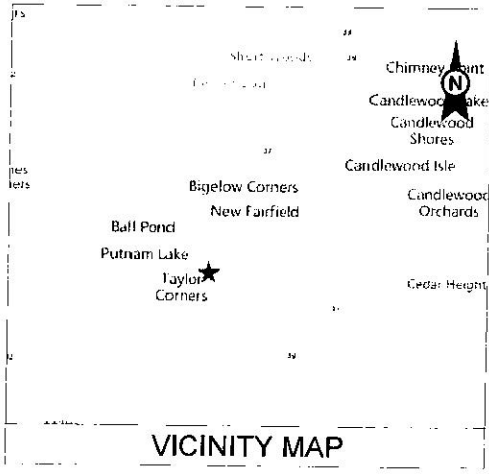
Sincerely,

Derek Maheux

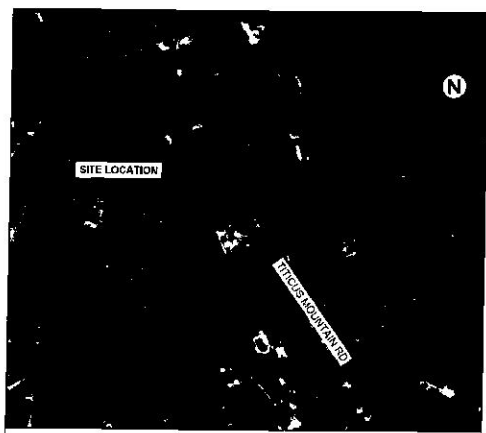
Derek Maheux, Program Manager
c/o Cellco Partnership d/b/a Verizon Wireless
Centerline Communications, LLC
750 West Center Street, Suite 301
West Bridgewater, MA 02379
Mobile: (508) 649 2307
Dmaheux@clinelic.com

Attachments: Exhibit 1 - Construction Drawings
Exhibit 2 - Property Card and GIS
Exhibit 3 - Structural Analysis
Exhibit 4 - Mount Analysis
Exhibit 5 - RF Emissions Analysis Report Evaluation
Exhibit 6 - Available Original Tower Approval Records
Exhibit 7 - Notice Deliver Confirmations

cc: Pat Del Monaco - First Selectman - Chief Elected Official
Cynthia Ross Zweig - Planning Commission Chair - as P&Z official
American Tower Corporation - as tower owner and ground owner



ATC SITE NAME: NEW FAIRFIELD
ATC SITE NUMBER: 88014
VERIZON SITE NAME: NEW FAIRFIELD CT
VERIZON SITE NUMBER: 5000384780
VERIZON FUZE PID: FUZE ID FROM RFDS
SITE ADDRESS: 22 TITICUS MTN ROAD
NEW FAIRFIELD, CT 06812



LOCATION MAP

BEHAVIORAL CITY
 PITMAN, NJ
 CONTACT BIRD WATCHER INTERNATIONAL FOR AMERICAN TOWER LOCATION INFORMATION FOR ASSISTANCE

AMERICAN TOWER[®]
A.T. ENGINEERING SERVICES LLC
 3600 REGENCY PARKWAY
 SUITE 100
 CARY, NC 27518
 PHONE: (919) 468-0112
 PEC: A001553

THE USE AND PUBLICATION OF THESE DRAWINGS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER ON THE SPECIFIED CARRIER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION.

REV.	DESCRIPTION	BY	DATE
1	FOR CONSTRUCTION	JBW	11/21/23

ATC SITE NUMBER
88014
 ATC SITE NAME
NEW FAIRFIELD
 VERIZON SITE NAME
NEW FAIRFIELD CT
 SITE ADDRESS
 22 TITICUS MTN ROAD
 NEW FAIRFIELD, CT 06812



Digitally signed
 by Scott Wirgau
 Date: 2023.11.21
 15:30:35 -05'00'

ATC JOB NO: 14519495_GD
 CUSTOMER ID: NEW FAIRFIELD CT
 CUSTOMER #: 5000384780

TITLE SHEET	
SHEET NUMBER	REVISION
G-001	0

VERIZON AMENDMENT DRAWINGS

COMPLIANCE CODE	PROJECT SUMMARY	PROJECT DESCRIPTION	SHEET INDEX																																													
ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. 1. 2022 CONNECTICUT STATE BUILDING CODE 2. 2020 NFPA 70, NATIONAL ELECTRIC CODE (NEC) 3. 2021 INTERNATIONAL BUILDING CODE (IBC) 4. LOCAL BUILDING CODE 5. CITY/COUNTY ORDINANCES	SITE ADDRESS 22 TITICUS MTN ROAD NEW FAIRFIELD, CT 06812 COUNTY: FAIRFIELD GEOGRAPHIC COORDINATES LATITUDE: 41.45067658 LONGITUDE: -73.51596712 GROUND ELEVATION: 890' AMSL	THE PROPOSED PROJECT INCLUDES MODIFYING GROUND BASED AND TOWER MOUNTED EQUIPMENT AS INDICATED PER BELOW INSTALL (2) FILTER(S) EXISTING (9) ANTENNA(S), (6) RRH(S), (1) OVP(S), (6) 1-5/8" COAX CABLE(S), AND (2) 1-1/4" HYBRID CABLE(S) TO REMAIN	<table border="1"> <thead> <tr> <th>SHEET NO.</th> <th>DESCRIPTION</th> <th>REV.</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>G-001</td> <td>TITLE SHEET</td> <td>0</td> <td>11/21/23</td> <td>JBW</td> </tr> <tr> <td>G-002</td> <td>GENERAL NOTES</td> <td>0</td> <td>11/21/23</td> <td>JBW</td> </tr> <tr> <td>C-101</td> <td>DETAILED SITE PLAN</td> <td>0</td> <td>11/21/23</td> <td>JBW</td> </tr> <tr> <td>C-201</td> <td>TOWER ELEVATION</td> <td>0</td> <td>11/21/23</td> <td>JBW</td> </tr> <tr> <td>C-401</td> <td>ANTENNA INFORMATION & SCHEDULE</td> <td>0</td> <td>11/21/23</td> <td>JBW</td> </tr> <tr> <td>C-501</td> <td>CONSTRUCTION DETAILS</td> <td>0</td> <td>11/21/23</td> <td>JBW</td> </tr> <tr> <td>E-501</td> <td>GROUNDING DETAILS</td> <td>0</td> <td>11/21/23</td> <td>JBW</td> </tr> <tr> <td>R-601</td> <td>SUPPLEMENTAL</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	SHEET NO.	DESCRIPTION	REV.	DATE	BY	G-001	TITLE SHEET	0	11/21/23	JBW	G-002	GENERAL NOTES	0	11/21/23	JBW	C-101	DETAILED SITE PLAN	0	11/21/23	JBW	C-201	TOWER ELEVATION	0	11/21/23	JBW	C-401	ANTENNA INFORMATION & SCHEDULE	0	11/21/23	JBW	C-501	CONSTRUCTION DETAILS	0	11/21/23	JBW	E-501	GROUNDING DETAILS	0	11/21/23	JBW	R-601	SUPPLEMENTAL			
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R-601	SUPPLEMENTAL																																															
UTILITY COMPANIES POWER COMPANY: EVERSOURCE PHONE: (877) 659-6326 TELEPHONE COMPANY: FRONTIER COMMUNICATIONS PHONE: (800) 376-6843	PROJECT TEAM TOWER OWNER AMERICAN TOWER 10 PRESIDENTIAL WAY WOBURN, MA 01801 ENGINEER ATC TOWER SERVICES, LLC 3500 REGENCY PKWY STE 100 CARY, NC 27518 PROPERTY OWNER AMERICAN TOWER CORPORATION 22 TITICUS MTN ROAD NEW FAIRFIELD, CT 06812	PROJECT NOTES 1. THE FACILITY IS UNMANNED. 2. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE. 3. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT LAND DISTURBANCE OR EFFECT OF STORM WATER DRAINAGE. 4. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED. 5. HANDICAP ACCESS IS NOT REQUIRED. 6. THE PROJECT DEPICTED IN THESE PLANS QUALIFIES AS AN ELIGIBLE FACILITIES REQUEST ENTITLED TO EXPEDITED REVIEW UNDER 47 U.S.C. § 1455(A) AS A MODIFICATION OF AN EXISTING WIRELESS TOWER THAT INVOLVES THE COLLOCATION, REMOVAL, AND/OR REPLACEMENT OF TRANSMISSION EQUIPMENT THAT IS NOT A SUBSTANTIAL CHANGE UNDER CFR § 1.61000 (B)(7).	CONTRACTOR PMI REQUIREMENTS PMI ACCESSED AT: HTTPS://PML.VZWSMART.COM SMART TOOL VENDOR PROJECT NUMBER: 10210307 VZW LOCATION CODE (PSLC): 5009384780 ***PMI AND REQUIREMENTS ALSO EMBEDDED IN MOUNT ANALYSIS REPORT MOUNT MODIFICATION REQUIRED: NO VZW APPROVED SMART KIT VENDORS: REFER TO MOUNT MODIFICATION DRAWINGS PAGES FOR VZW SMART KIT APPROVED VENDORS																																													
		PROJECT LOCATION DIRECTIONS TAKE I-84 TO EXIT 6. TURN LEFT ONTO RT 39 AND PROCEED 5.3 MILES TO GILLOTTI RD. TURN RIGHT ONTO GILLOTTI RD AND PROCEED 0.3 MILES TO TITICUS RD. TURN RIGHT ONTO TITICUS RD. PROCEED 0.3 MILES TO SITE ON RIGHT.																																														



GENERAL CONSTRUCTION NOTES:

1. OWNER FURNISHED MATERIALS: VERIZON THROUGH COMPANY WILL PROVIDE AND THE CONTRACTOR WILL INSTALL.
 - A. RITS EQUIPMENT FRAME, PLATFORM AND CEILING SHIELD (GROUND) (BEING LOCATED ONLY)
 - B. ANTENNA INTRUSION BOX (PIV)
 - C. ULS BONDIT (CABLE TRAY WITH COVER) (GROUND BUILT) (CABLE TRAY ONLY TO FURNISH AND INSTALL CONTRACTOR INSTALLATION)
 - D. TOWERS: MONOPILES
 - E. TOWER LIGHTING
 - F. RADIATORS & LIQUID PROPANE TANK
 - G. ALUMINA STANDARD BRACKET FRAMES AND PIPES FOR MOUNTING
 - H. ANTENNAS (NOT ALL DRY OTHERS)
 - I. TRANSMISSION LINE
 - J. TRANSMISSION LINE SUPPORTS
 - K. TRANSMISSION LINE COORDINATION WITH WEATHER PROTECTORS KITS
 - L. TRANSMISSION LINE GROUNDING KITS
 - M. PARASERS
 - N. HOISTING GRIPS
 - O. RITS EQUIPMENT
2. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL OTHER MATERIALS FOR THE COMPLETE INSTALLATION OF THE SITE INCLUDING BUT NOT LIMITED TO: SIGN MATERIALS AS FENCING, STRUCTURAL STEEL SUPPORTING SUB-FRAME FOR PLATFORM ROOFING LARGES AND MATERIALS, GROUNDING RINGS, GROUNDING WIRE, CORROSION ANODES, CHEMICALS, GROUNDING RODS, BURN BARS, TRAND GRINDERS AND DISCONNECT SWITCHES WHERE APPLICABLE, TEMPORARY ELECTRICAL POWER, CONDUIT, LINES, CABLES, CONDUIT, STONE, CRANES, CORE DRILLING, NEELERS AND RUBBER MATS (AS PER JOB SPECIFIC CONDITIONS), PAINTS AND/OR PAINTERS, MISCELLANEOUS ANTI-STEER CABLE TRAYS, NON-CONDUCTIVE ANTENNA FRAMES AND ALL OTHER MATERIALS AND/OR REQUIREMENTS TO COMPLETE THE JOB ACCORDING TO THE DRAWINGS AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL PERMITS AND THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYMENT OF REQUIRED PERMITS.
3. ALL WORK SHALL CONFORM TO ALL CURRENT APPLICABLE FEDERAL, STATE AND LOCAL CODES, INCLUDING AMERICAN SOCIETY OF MECHANICAL ENGINEERS AND CONSTRUCTION SPECIFICATIONS.
4. CONTRACTOR SHALL CONTACT LOCAL UTILITIES TO IDENTIFY LOCATION OF UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED INSPECTIONS.
6. ALL TIME SUBJECT TO OF AND OF ALL EXISTING BUILDINGS, DRAINAGE STRUCTURES AND SITE IMPROVEMENTS SHALL BE VERIFIED AND FIELD BY CONTRACTOR WITH ALL DISCREPANCIES REPORTED TO THE ENGINEER.
7. DO NOT CHANGE SIZE OR SPACING OF STRUCTURAL ELEMENTS.
8. DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
9. THESE DRAWINGS DO NOT INCLUDE NECESSARY CONDITIONS FOR CONSTRUCTION SAFETY WHICH SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. CONTRACTOR SHALL BRACE STRUCTURES UNTIL ALL STRUCTURAL ELEMENTS ARE NEEDED FOR STABILITY ARE INSTALLED. THESE ELEMENTS ARE AS FOLLOWS: LATH BRACING AND/OR BOLTS ETC.
11. CONTRACTOR SHALL OBTAIN EXACT LOCATION OF EXISTING UTILITIES, CHIMNEYS, DRAIN PIPES, VENTS, ETC. BEFORE COMMENCING WORK.
12. THE CORRECTLY FABRICATED, DAMAGED OR OTHERWISE MISSING OR NON-COMPLYING MATERIALS OR COMPONENTS SHALL BE REPORTED TO THE VERIZON REPRESENTATIVE FOR REMEDIAL OR CORRECTIVE ACTION. ANY SUCH REMEDIAL ACTION SHALL REQUIRE WRITTEN APPROVAL BY THE VERIZON REPRESENTATIVE TO PROCEED.
13. EACH CONTRACTOR SHALL COOPERATE WITH THE VERIZON REPRESENTATIVE AND OTHER CONTRACTORS WORK WITH THE WORK OF OTHERS.
14. CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY CONSTRUCTION OF THIS PROJECT TO MATCH EXISTING PRE-CONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE VERIZON CONSTRUCTION MANAGER.
15. ALL CABLES THAT HAVE "UNTESTED" PORTS SHALL BE AT A REPROPOSED DURING INSTALLATION UNLESS A SIGNATURE IS SHOWN.
16. WHERE EXISTING CONDITIONS DO NOT MATCH THOSE SHOWN IN THIS PLANSET, CONTRACTOR SHALL NOTIFY THE VERIZON REPRESENTATIVE AND NUMBER OF REWORK IMMEDIATELY.
17. CONTRACTOR SHALL ENSURE ALL SUBCONTRACTORS ARE PROVIDED WITH A COMPLETE AND CURRENT SET OF DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT.
18. CONTRACTOR SHALL REMOVE ALL RUBBISH AND DEBRIS FROM THE SITE AT THE END OF EACH DAY.
19. CONTRACTOR SHALL COORDINATE WORK SCHEDULE WITH AMERICAN TOWER CORPORATION (ATC) AND TAKE PRECAUTIONS TO MINIMIZE IMPACT AND DISRUPTION OF OTHER OCCUPANTS OF THE FACILITY.
20. CONTRACTOR SHALL FURNISH VERIZON AND AMERICAN TOWER COORDINATION (ATC) WITH A PDF MARKING UP AS BUILT SET OF DRAWINGS UPON COMPLETION OF WORK.
21. PRIOR TO SUBMISSION OF BID, CONTRACTOR SHALL COORDINATE WITH VERIZON REPRESENTATIVE TO DETERMINE IF ANY PERMITS WILL BE OBTAINED BY CONTRACTOR. ALL REQUIRED PERMITS WILL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. CONTRACTOR WILL INSTALL ALL ITEMS PROVIDED.

22. PRIOR TO SUBMISSION OF BID, CONTRACTOR SHALL COORDINATE WITH VERIZON REPRESENTATIVE TO DETERMINE IF ANY PERMITS WILL BE OBTAINED BY CONTRACTOR. ALL REQUIRED PERMITS WILL BE PROVIDED AND INSTALLED BY THE CONTRACTOR.
23. CONTRACTOR SHALL INSTALL ALL SITE SIGNAGE IN ACCORDANCE WITH VERIZON SPECIFICATIONS AND REQUIREMENTS.
24. CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO VERIZON FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
25. ALL EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND LOCATED ACCORDING TO VERIZON SPECIFICATIONS AND AS SHOWN IN THESE PLANS.
26. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEASUREMENTS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
27. CONTRACTOR SHALL NOTIFY VERIZON REPRESENTATIVE A MINIMUM OF 48 HOURS IN ADVANCE OF POURING CONCRETE OR BACKFILLING ANY TRENCHES OR UTILITIES. NO MODIFICATIONS TO SEALING ANY WALL, FLOOR OR ROOF JOINTS WILL BE ALLOWED WITHOUT VERIZON REVIEW AND APPROVAL.
28. WITH THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE SAFETY CLIMB. THE CONTRACTOR SHALL PROVIDE THE SAFETY CLIMB AS PART OF THE CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES INCLUDING BUT NOT LIMITED TO: SAFETY NETS, SAFETY LINES, SAFETY CLIMB AND FALL PREVENTION TEMPORARY SHORING, SCAFFOLDING, TOWER BOSSING, LOGGING, BARBERS, ETC.
29. COMPLETE PROJECT SHALL NOT BE STARTED UNTIL ALL NECESSARY SAFETY MEASURES ARE IN PLACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SAFETY PERMITS AND PAYMENT OF REQUIRED PERMITS.
30. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY INCLUDING COMPLIANCE WITH ALL APPLICABLE OSHA STANDARDS AND REQUIREMENTS AND SHALL PROVIDE ALL NECESSARY SAFETY MEASURES INCLUDING BUT NOT LIMITED TO: SAFETY NETS, SAFETY LINES, SAFETY CLIMB AND FALL PREVENTION TEMPORARY SHORING, SCAFFOLDING, TOWER BOSSING, LOGGING, BARBERS, ETC.
31. THE CONTRACTOR SHALL PROTECT ALL EXISTING FACILITIES AND SUCH OF HIS NEW WORK LIABLE TO INJURY DURING THE CONSTRUCTION PERIOD. ANY DAMAGE CAUSED BY HIS NEW WORK SHALL BE REPAIRED BY THE CONTRACTOR OR HIS REPRESENTATIVE. ON THE COMPLETION OF THE PROJECT, THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE EXISTING WORK OR TO HIS WORK OR THE WORK OF ANY OTHER CONTRACTOR SHALL BE REMOVED AT HIS EXPENSE TO THE OWNER'S SATISFACTION.
32. ALL WORK SHALL BE INSTALLED IN A FIRST CLASS MANNER AND WORKMANLIKE MANNER. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE VERIZON REPRESENTATIVE. ANY WORK SUBJECT TO THE APPROVAL OF THE VERIZON REPRESENTATIVE SHALL BE RE-INSPECTED AND RE-REWORKED AT CONTRACTOR'S EXPENSE UNLESS OTHERWISE NOTED.
33. IN ORDER TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE, ALL TYPES OF MATERIALS UTILIZED HEREIN BY MANUFACTURER'S NAMES AND/OR MANUFACTURER'S CATALOG NUMBER SHALL BE PROVIDED BY THE MANUFACTURERS AS SPECIFIED.
34. VERIZON FURNISHED EQUIPMENT SHALL BE PICKED UP AT THE VERIZON WORKS (NOT LATER THAN 48HR AFTER BEING NOTIFIED INSURED STORAGE LOCATED PROJECT) AND INSTALLED BY THE CONTRACTOR WITH ALL PRECAUTIONS IN ORDER TO PROTECT THE EQUIPMENT IN OPERATION READY TO USE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EQUIPMENT AT THE PICKING UP.
35. VERIZON OR HIS ARCHITECT OR ENGINEER RESERVES THE RIGHT TO REMOVE ANY EQUIPMENT OR MATERIALS SUBJECT TO HIS OWN DISCRETION FOR NON-COMPLIANCE WITH THE CONTRACT DOCUMENTS, EITHER BEFORE OR AFTER INSTALLATION AND THE EQUIPMENT SHALL BE REPLACED WITH EQUIPMENT OF EQUAL OR BETTER QUALITY AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PERSONNEL.

B. ALL COAXIAL HYBRID CABLES (GROUNDING KITS ARE TO BE INSTALLED ON STRAIGHT RUNS OF COAXIAL HYBRID CABLE, NOT WITHIN BENDS).

SPECIAL CONSTRUCTION ANTENNA INSTALLATION NOTES:

1. WORK REQUIRED
 - A. ANTENNA AND COAXIAL HYBRID CABLES ARE FURNISHED BY VERIZON UNDER A SEPARATE CONTRACT. THE CONTRACTOR SHALL ASSIST ANTENNA INSTALLATION CONTRACTOR BY THE MEANS OF COORDINATION AND SPECIFICATION. THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PERSONNEL.
 - B. INSTALL ANTENNAS AS INDICATED ON DRAWINGS AND VERIZON SPECIFICATIONS.
 - C. INSTALL GALVANIZED STEEL ANTENNA MOUNTS AS INDICATED ON DRAWINGS.
 - D. INSTALL FURNISHED GALVANIZED STEEL OR ALUMINUM WAVE GUIDE.
 - E. INSTALL COAXIAL HYBRID CABLES AND TERMINATIONS BETWEEN ANTENNAS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. WEATHER PROOF ALL CONNECTIONS BETWEEN THE ANTENNA AND EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. TERMINATE ALL COAXIAL HYBRID CABLES TO PROTECT IN EXCESS OF ENTRY POINT LOCATION UNLESS OTHERWISE STATED.
2. ANTENNA AND COAXIAL HYBRID CABLES (GROUNDING)
 - A. ALL EXTERIOR WIRE GREEN (GROUND) WIRE (DRY) CHAIN CONDUCTORS ARE TO BE WEATHER SEALED WITH REPAIR CONDUCTOR SPLICE AS A WEATHERING KIT (R221) TO RETURN.

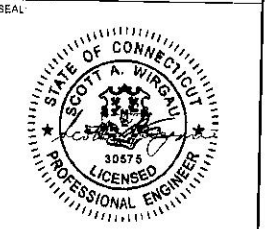
ALL DISCREPANCIES FROM WHAT IS SHOWN ON THESE CONSTRUCTION DRAWINGS SHALL BE COMMUNICATED TO ATC ENGINEERING IMMEDIATELY FOR CORRECTION OR RE-DESIGN. FAILURE TO COMMUNICATE DIRECTLY WITH ATC ENGINEERING OR ANY CHANGES FROM THE DESIGN CONDUCTED WITHOUT PRIOR APPROVAL FROM ATC ENGINEERING SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.



THE USE AND PUBLICATION OF THESE DRAWINGS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OR THE SPECIFIED CARRIER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION.

REV.	DESCRIPTION	BY	DATE
1	FOR CONSTRUCTION	JBY	11/21/23

ATC SITE NUMBER:
88014
 ATC SITE NAME:
NEW FAIRFIELD
 VERIZON SITE NAME:
NEW FAIRFIELD CT
 SITE ADDRESS:
22 TICUCCUS MTN ROAD
NEW FAIRFIELD, CT 06812



Digitally Signed: 2023-11-21

verizon
 ATC JOB NO.: 1-619496_G0
 CUSTOMER ID: NEW FAIRFIELD CT
 CUSTOMER #: 5000384780

GENERAL NOTES

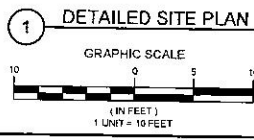
SHEET NUMBER: G-002	REVISION: 0
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SITE PLAN NOTES

1. THIS SITE PLAN REPRESENTS THE BEST PRESENT KNOWLEDGE AVAILABLE TO THE ENGINEER AT THE TIME OF THIS DESIGN. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION AND VERIFY ALL EXISTING CONDITIONS RELATED TO THE SCOPE OF WORK FOR THIS PROJECT.
2. ICE BRIDGE, CABLE LADDER, COAX PORT, AND COAX CABLE ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL CONFIRM THE EXACT LOCATION OF ALL PROPOSED AND EXISTING EQUIPMENT AND STRUCTURES DEPICTED ON THIS PLAN, BEFORE UTILIZING EXISTING CABLE SUPPORTS, COAX PORTS, INSTALLING NEW PORTS OR ANY OTHER EQUIPMENT. CONTRACTOR SHALL VERIFY ALL ASPECTS OF THE COMPONENTS MEET THE ATC SPECIFICATIONS.
3. NO ELECTRICAL SCOPE IS INCLUDED IN THIS PROJECT.

LEGEND

- ⊙ GROUNDING TEST WELL
- ATS AUTOMATIC TRANSFER SWITCH
- B BOLLARD
- CSC CELL SITE CABINET
- D DISCONNECT
- E ELECTRICAL
- F FIBER
- GEN GENERATOR
- G GENERATOR RECEPTACLE
- HH V HAND HOLE, VAULT
- IB ICE BRIDGE
- K KENTROX BOX
- LC LIGHTING CONTROL
- M METER
- PB PULL BOX
- PP POWER POLE
- T TELCO
- TRN TRANSFORMER
- CHAINLINK FENCE

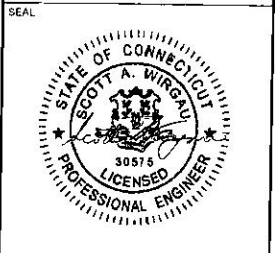



AMERICAN TOWER®
A.T. ENGINEERING SERVICES LLC
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 SUITE 100
 CARY, NC 27518
 PHONE: (919) 468-0112
 PEC.001553


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REV.	DESCRIPTION	BY	DATE
1	FOR CONSTRUCTION	JBW	11/21/23

ATC SITE NUMBER
88014
 ATC SITE NAME
NEW FAIRFIELD
 VERIZON SITE NAME
NEW FAIRFIELD CT
 SITE ADDRESS
 22 TITICUS MTN ROAD
 NEW FAIRFIELD, CT 06812



Digitally Signed: 2023-11-21



ATC JOB NO	14519495_G0
CUSTOMER ID	NEW FAIRFIELD CT
CUSTOMER #	8000384780

DETAILED SITE PLAN

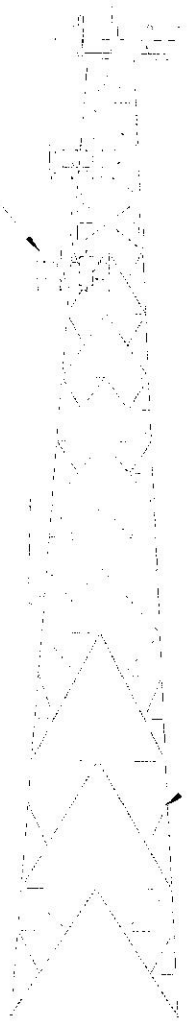
SHEET NUMBER:	REVISION:
C-101	0

PER MOUNT ANALYSIS COMPLETED BY COLLIERS ENGINEERING & DESIGN CT, P.C. DATED 10/27/23, THE EXISTING MOUNT CAN ADEQUATELY SUPPORT THE PROPOSED LOADING.

TOP OF EXISTING TOWER ANTENNA MOUNT RAD CENTER @ 146' AGL

TOP OF EXISTING TOWER ANTENNA MOUNT RAD CENTER @ 146' AGL

PROPOSED VERIZON EQUIPMENT



EXISTING LARGE ANTENNA RAD CENTER @ 146' AGL

EXISTING CARRIER ANTENNA RAD CENTER @ 146' AGL

EXISTING CARRIER ANTENNA RAD CENTER @ 146' AGL

EXISTING VERIZON RAD CENTER @ 146' AGL

EXISTING LARGE ANTENNA RAD CENTER @ 146' AGL

EXISTING TOWER

EXISTING BASE OF TOWER

1 TOWER ELEVATION
SCALE: N.T.S.

TOWER NOTE

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM WITH THE PROJECT MANAGER THAT THEY HAVE THE MOST RECENT VERSION OF THE STRUCTURAL ANALYSIS BEFORE COMMENCING WORK. EXISTING AND PROPOSED TOWER APPURTENANCES, MOUNTS, AND ANTENNAS ARE SHOWN BASED ON THE STRUCTURAL ANALYSIS.
- WHERE APPLICABLE, ALL NEW ANTENNAS, EQUIPMENT, MOUNTS, CABLING, ETC. SHALL BE PAINTED/SOCKED TO MATCH EXISTING EQUIPMENT IN ACCORDANCE WITH FAA, JURISDICTION, AND/OR OTHER LOCAL REQUIREMENTS.
- TOWER ELEVATIONS ARE MEASURED FROM TOP OF BASE PLATE TO MATCH STRUCTURAL ANALYSIS. ELEVATIONS DO NOT REFLECT TRUE ABOVE GROUND LEVEL (A.G.L.)
- TOWER ELEVATION DEPICTION MAY NOT REFLECT ALL EQUIPMENT INCLUDED IN STRUCTURAL ANALYSIS. REFER TO STRUCTURAL ANALYSIS FOR FULL TOWER LOADING.



AMERICAN TOWER
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PHONE: (919) 468-0112
PEC-0001553

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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	JBW	11/21/23


ATC SITE NUMBER:
88014

ATC SITE NAME:
NEW FAIRFIELD


VERIZON SITE NAME:
NEW FAIRFIELD CT

SITE ADDRESS:
22 TITICUS MTN ROAD
NEW FAIRFIELD, CT 06812

SEAL



Digitally Signed: 2023-11-21



ATC JOB NO. 14519495_GO

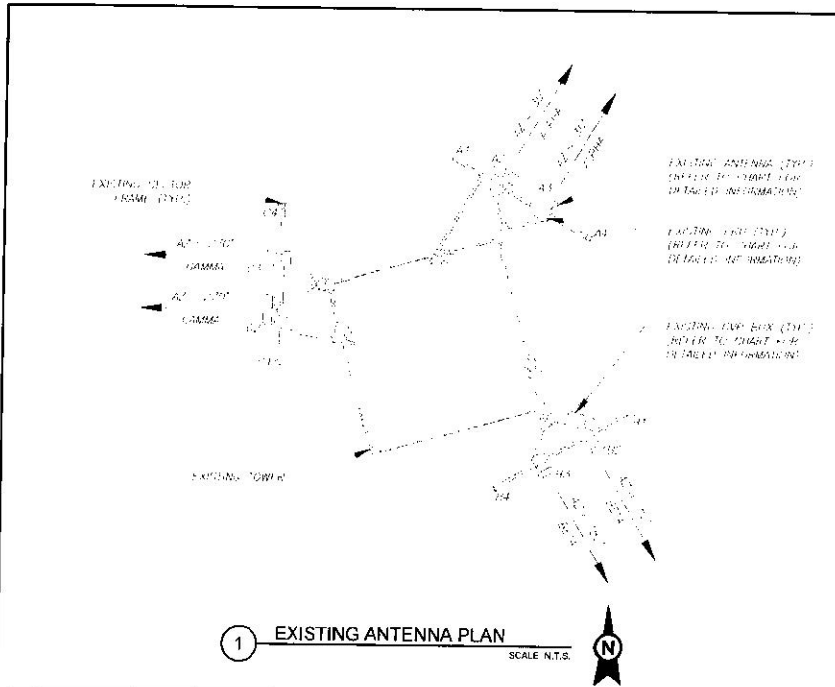
CUSTOMER ID: NEW FAIRFIELD CT

CUSTOMER # 5000384790

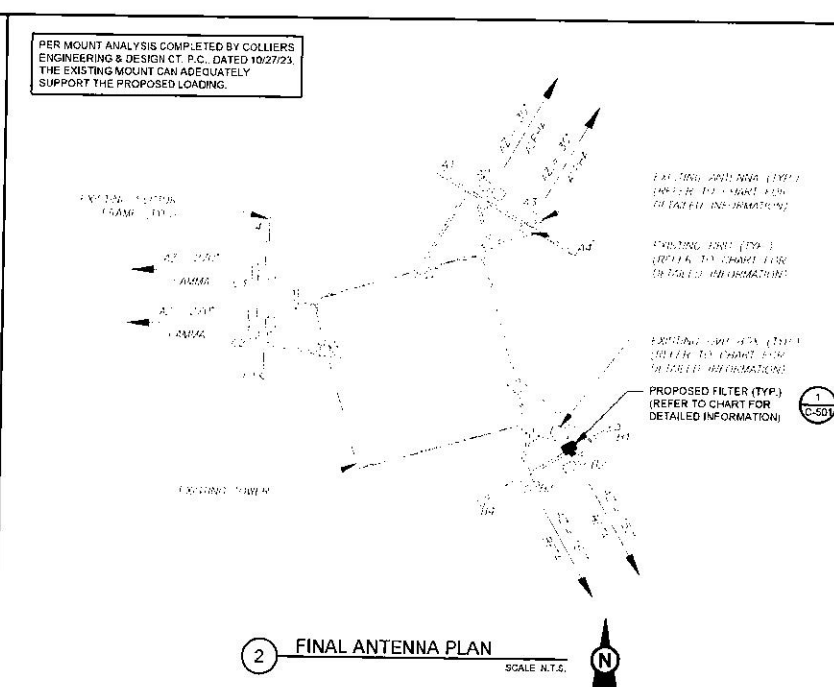
TOWER ELEVATION

SHEET NUMBER	REVISION
C-201	0

PER MOUNT ANALYSIS COMPLETED BY COLLIERS ENGINEERING & DESIGN CT, P.C., DATED 10/27/23, THE EXISTING MOUNT CAN ADEQUATELY SUPPORT THE PROPOSED LOADING.



1 EXISTING ANTENNA PLAN
SCALE N.T.S.



2 FINAL ANTENNA PLAN
SCALE N.T.S.

AMERICAN TOWER
A.T. ENGINEERING SERVICES LLC
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-8112
PEC:0091633

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REV.	DESCRIPTION	BY	DATE
1	FOR CONSTRUCTION	JBW	11/21/23

ATC SITE NUMBER: 88014
ATC SITE NAME: NEW FAIRFIELD
VERIZON SITE NAME: NEW FAIRFIELD CT
SITE ADDRESS: 22 TITICUS MTN ROAD, NEW FAIRFIELD, CT 06812

EXISTING ANTENNA SCHEDULE							
LOCATION	ANTENNA SUMMARY						
SECTOR	RAD	AZ	POS	ANTENNA	STATUS	ADDITIONAL TOWER MOUNTED EQUIPMENT	STATUS
ALPHA	90°	30°	A1	(1) MTP-412-175A	NMN	(1) 44-240-175A	NMN
			A2	(1) MTP-412-175A	NMN	(1) 44-240-175A	NMN
			A3	(1) MTP-412-175A	NMN	(1) 44-240-175A	NMN
			A4	(1) MTP-412-175A	NMN	(1) 44-240-175A	NMN
			B1	(1) MTP-412-175A	NMN	(1) 44-240-175A	NMN
BETA	148°	150°	B2	(1) MTP-412-175A	NMN	(1) 44-240-175A	NMN
			B3	(1) MTP-412-175A	NMN	(1) 44-240-175A	NMN
			B4	(1) MTP-412-175A	NMN	(1) 44-240-175A	NMN
			C1	(1) MTP-412-175A	NMN	(1) 44-240-175A	NMN
GAMMA	270°	150°	C2	(1) MTP-412-175A	NMN	(1) 44-240-175A	NMN
			C3	(1) MTP-412-175A	NMN	(1) 44-240-175A	NMN
			C4	(1) MTP-412-175A	NMN	(1) 44-240-175A	NMN
			C4	(1) MTP-412-175A	NMN	(1) 44-240-175A	NMN

NOTES
1. CONFIRM WITH VERIZON REP FOR APPLICABLE UPDATES/REVISIONS AND MOST RECENT RFDs FOR NSN CONFIGURATION (CONFIG). GC TO CAP ALL UNUSED PORTS.
2. CONFIRM SPACING OF PROPOSED EQUIP DOES NOT CAUSE TOWER CONFLICTS NOR IMPEDE TOWER CLIMBING PEGS.

STATUS ABBREVIATIONS
RMV: TO BE REMOVED
RMN: TO REMAIN
REL: TO BE RELOCATED
ADD: TO BE ADDED

CABLE LENGTHS FOR JUMPERS
JUNCTION BOX TO RRU: 15'
RRU TO ANTENNA: 10'

FINAL ANTENNA SCHEDULE							
LOCATION	ANTENNA SUMMARY						
SECTOR	RAD	AZ	POS	ANTENNA	STATUS	ADDITIONAL TOWER MOUNTED EQUIPMENT	STATUS
ALPHA	90°	30°	A1	(1) MTP-412-175A	NMN	(1) 44-240-175A	NMN
			A2	(1) MTP-412-175A	NMN	(1) 44-240-175A	NMN
			A3	(1) MTP-412-175A	NMN	(1) 44-240-175A	NMN
			A4	(1) MTP-412-175A	NMN	(1) 44-240-175A	NMN
			B1	(1) MTP-412-175A	NMN	(1) 44-240-175A	NMN
BETA	148°	150°	B2	(1) MTP-412-175A	NMN	(2) KA-6030	ADD
			B3	(1) MTP-412-175A	NMN	(1) 44-240-175A	NMN
			B4	(1) MTP-412-175A	NMN	(1) 44-240-175A	NMN
			C1	(1) MTP-412-175A	NMN	(1) 44-240-175A	NMN
GAMMA	270°	150°	C2	(1) MTP-412-175A	NMN	(1) 44-240-175A	NMN
			C3	(1) MTP-412-175A	NMN	(1) 44-240-175A	NMN
			C4	(1) MTP-412-175A	NMN	(1) 44-240-175A	NMN
			C4	(1) MTP-412-175A	NMN	(1) 44-240-175A	NMN

EXISTING FIBER DISTRIBUTION / OVP BOX			EXISTING CABLING SUMMARY		
MODEL NUMBER	STATUS		CABLE QTY, SIZE, TYPE	STATUS	
MV200-0022-14-39	NMN		(1) 1 240' 175A (2) 1 14' 175A	NMN	

3 EQUIPMENT SCHEDULES

FINAL FIBER DISTRIBUTION / OVP BOX			FINAL CABLING SUMMARY		
MODEL NUMBER	STATUS		CABLE QTY, SIZE, TYPE	STATUS	
MV200-0022-14-39	NMN		(1) 1 240' 175A (2) 1 14' 175A	NMN	

SEAL

Digitally Signed: 2023-11-21

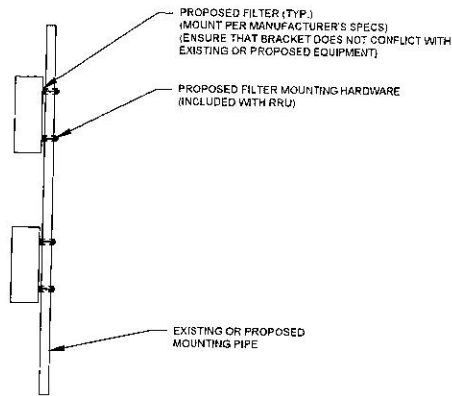
verizon

ATC JOB NO: 14519495_G0
CUSTOMER ID: NEW FAIRFIELD CT
CUSTOMER #: 5000384760

ANTENNA INFORMATION & SCHEDULE

SHEET NUMBER: C-401
REVISION: 0

EXISTING/PROPOSED MOUNTS AND/OR MOUNT MODIFICATIONS NOT SHOWN FOR CLARITY. REFER TO ANTENNA PLANS, MOUNT ANALYSES AND/OR MOUNT MODIFICATION DOCUMENTS FOR ADDITIONAL DETAIL.



1 PROPOSED RRU MOUNTING DETAIL - TYPICAL
SCALE: N.T.S.

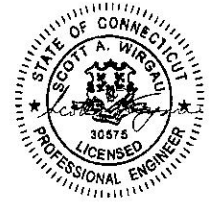
AMERICAN TOWER
A.T. ENGINEERING SERVICES LLC
 3606 REGENCY PARKWAY
 SUITE 100
 CARY, NC 27518
 PHONE: (919) 468-0112
 PEC.0001553

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REV.	DESCRIPTION	BY	DATE
1	FOR CONSTRUCTION	JBY	11/21/23
2			
3			
4			

ATC SITE NUMBER
88014
 ATC SITE NAME:
NEW FAIRFIELD
 VERIZON SITE NAME:
NEW FAIRFIELD CT
 SITE ADDRESS:
 22 TITICUS MTN ROAD
 NEW FAIRFIELD, CT 06812

SEAL:



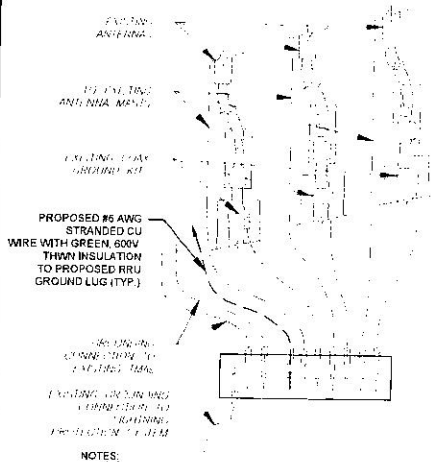
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verizon

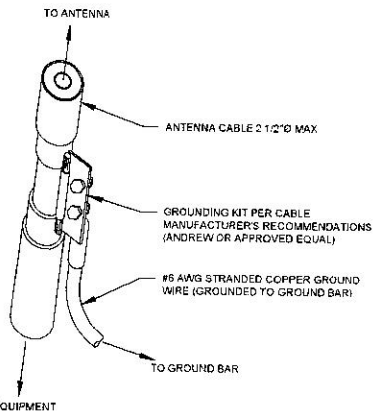
ATC JOB NO	14519495_G0
CUSTOMER ID	NEW FAIRFIELD CT
CUSTOMER #	5000384780

**CONSTRUCTION
 DETAILS**

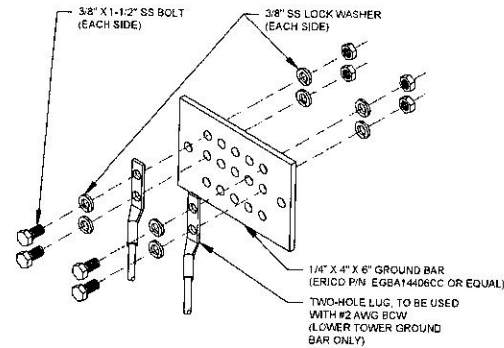
SHEET NUMBER:	REVISION
C-501	0



1 TYPICAL ANTENNA GROUNDING DIAGRAM
SCALE: N.T.S.



2 CABLE GROUND KIT CONNECTION DETAIL
SCALE: N.T.S.



3 TOWER GROUND BAR DETAIL
SCALE: N.T.S.



THE USE AND PUBLICATION OF THESE DRAWINGS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OR THE SPECIFIED CARRIER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION.

REV	DESCRIPTION	BY	DATE
1	FOR CONSTRUCTION	JBW	11/21/23

ATC SITE NUMBER:
88014
ATC SITE NAME
NEW FAIRFIELD
VERIZON SITE NAME
NEW FAIRFIELD CT
SITE ADDRESS:
23 TITICUS WITH ROAD
NEW FAIRFIELD, CT 06812



Digitally Signed: 2023-11-21



ATC JOB NO.	14519485_30
CUSTOMER ID	NEW FAIRFIELD CT
CUSTOMER #	5000384770

GROUNDING DETAILS

SHEET NUMBER	REVISION
E-501	0



Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.
 1055 Washington Boulevard
 Stamford, CT 06901
 203.324.0800
 peter.albano@collierseng.com

Mount Structural Analysis Report
 (3) 12.50-Ft Sector Frame

October 27, 2023
 Site ID: 5000384780-VZW / NEW FAIRFIELD CT
 Page | 5

Antenna Mount Analysis Report and PMI Requirements

Mount ReAnalysis-VZW

SMART Tool Project #: 10210307
 Colliers Engineering & Design Project #: 23777227 (Rev.1)

October 27, 2023

Site Information

Site ID: 5000384780-VZW / NEW FAIRFIELD CT
 Site Name: NEW FAIRFIELD CT
 Carrier Name: Verizon Wireless
 Address: 18 Titicus Mountain Road
 New Fairfield, Connecticut 06812
 Fairfield County
 Latitude: 41.450664°
 Longitude: -73.515989°

Structure Information

Tower Type: 187.5-Ft Self Support
 Mount Type: 12.50-Ft Sector Frame

FUZE ID # 17123932

Analysis Results

Sector Frame: 33.8% Pass*

*Antennas and equipment to be installed in compliance with PMI Requirements of this mount analysis.

***Contractor PMI Requirements:
 Included at the end of this MA report
 Available & Submitted via portal at <https://pmi.vzwsmart.com>

For additional questions and support, please reach out to:
 pmisupport@colliersengineering.com

Report Prepared By: Setene Chen



Requirements:

The existing mounts are **SUFFICIENT** for the final loading configuration shown in attachment 2 and do not require modifications. Additional requirements are noted below.

Contractor shall install the proposed filter units on new Site Pro 1 Dual Swivel Mount Kit (Part #: RRUDSM or EDR approved equivalent) in the location shown in the placement diagrams.

If required, ANSII/ASSP rigging plan review services compliant with the requirements of ANSII/TIA 322 are available for a Construction Class IV site or other. Separate review fees will apply.

Attachments:

1. Contractor Required Post Installation Inspection (PMI) Report Deliverables
2. Antenna Placement Diagrams
3. Mount Specification Drawings (for reference only)
4. Analysis Calculations

NOTE: THIS SHEET WAS CREATED BY OTHERS AND PROVIDED AT THE REQUEST OF THE CUSTOMER WITHOUT EDIT. PLEASE REFERENCE THE MOUNT ANALYSIS REPORT FOR COMPLETE MOUNT ANALYSIS CALCULATIONS AND DETAILS. SUPPLEMENTAL PAGES INCLUDED IN THE CONSTRUCTION DRAWINGS ARE FOR REFERENCE ONLY. GENERAL CONTRACTOR IS TO VERIFY THEY HAVE THE MOST RECENT MOUNT ANALYSIS PRIOR TO CONSTRUCTION.

1 MOUNT ANALYSIS

SUPPLEMENTAL

SHEET NUMBER:	REVISION:
R-601	0



AMERICAN TOWER®
CORPORATION

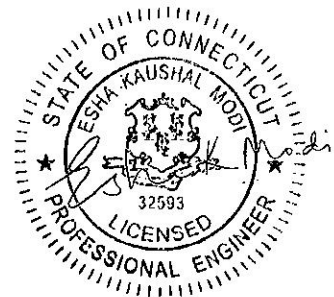
Structural Analysis Report

Structure : 188 ft Self Support Tower
ATC Asset Name : NEW FAIRFIELD
ATC Asset Number : 88014
Engineering Number : 14519495_C3_03
Proposed Carrier : VERIZON WIRELESS
Carrier Site Name : NEW FAIRFIELD CT
Carrier Site Number : 5000384780
Site Location : 22 Titicus Mtn Road
New Fairfield, CT 06812-2565
41.4507° N, 73.516° W
County : Fairfield
Date : August 24, 2023
Max Usage : 71%
Analysis Result : Pass

Created By:

Tanner Lenning
Structural Engineer I

Tanner Lenning



**Esha
Modi**

Digitally signed
by Esha Modi
Date: 2023.08.25
14:39:43 -04'00'

COA: PEC.0001553



Introduction

The purpose of this report is to summarize results of a structural analysis performed on the 188 ft Self Support tower to reflect the change in loading by VERIZON WIRELESS.

Supporting Documents

Tower: Analysis by CSEI, ATC Eng. #26464321, dated August 21, 2006.
Foundation: Mapping By Geotel Report #E08-291-F, dated May 19, 2008
Geotechnical: Geotel Report #E08-291-G, dated May 19, 2008

Analysis

The tower was analyzed using American Tower Corporation's tower analysis software. This program considers an elastic three-dimensional model and second-order effects per ANSI/TIA-222.

Basic Wind Speed: 115 mph (3-second gust)
Basic Wind Speed w/ Ice: 50 mph (3-second gust) w/ 1.00" radial ice concurrent
Code(s): ANSI/TIA-222-H / 2021 IBC / 2022 Connecticut State Building Code
Exposure Category: B
Risk Category: II
Topographic Factor Procedure: Method 1
Topographic Category: 1
Feature: Flat
Spectral Response: $S_s = 0.22$, $S_i = 0.06$
Site Class: D - Stiff Soil - Default

Conclusion

Based on the analysis results, the structure meets the requirements per the applicable codes listed above. The tower and foundation can support the equipment as described in this report.

If you have any questions or require additional information, please contact American Tower Engineering via email at Engineering@americantower.com. Please include the American Tower asset name, asset number, and engineering number in the subject line for any questions.



Structure Usages

Structural Component	Usage	Control	Location	Result
Leg	43.0%	Member Z	Section 1	Pass
Diagonal	68.0%	Member Y	Section 2	Pass
Horizontal	32.0%	Member X	Section 3	Pass
Bolt	48.6%	-	Section 1	Pass
Foundation	71.0%	Uplift [Soil]	Node 1	Pass

Maximum Reactions

Foundation	Moment (k-ft)	Axial (k)	Uplift (k)	Shear (k)
Self Support Base (Global)	7,957.3	136.1	-	71.3
Self Support Base (Local)	-	207.4	147.6	28.9

**Reactions shown are maximum overall and not limited by Load Case*

Structure base reactions were analyzed using available geotechnical and foundation information.



VERIZON WIRELESS Final Loading

Elev (ft)	Qty	Equipment	Lines
	1	Raycap RVZDC-6627-PF-48	
	2	Kaelus KA-6030	
	3	Samsung B2/B66A RRH ORAN (RF 4439d-25A)	
146.0	3	Samsung B5/B13 RRH ORAN (RF4440d-13A)	(2) 1 1/4" Hybriflex Cable
	3	Samsung MT6407-77A	(6) 1 5/8" Coax
	3	Site Pro 1 VFA12-HD	
	6	JMA Wireless MX06FRO660-03	
145.0	-	-	(1) Waveguide

Other Existing/Reserved Loading

Elev (ft)	Qty	Equipment	Lines	Carrier
	3	Commscope VV-65A-R1		
193.0	3	Ericsson 4460 BAND 2/25	(3) 1.99" (50.7mm) Hybrid	T-MOBILE
	3	Ericsson 4480 BAND 71		
	3	RFS APXVAALL24 43-U-NA20		
191.0	3	Ericsson AIR 6419 B41	-	T-MOBILE
	1	Platform		
187.5	3	Side Arm	-	-
	3	Mount Reinforcement		
172.5	3	Alcatel-Lucent TD-RRH8x20-25 w/ Solar Shield	-	SPRINT NEXTEL
	3	Alcatel-Lucent 2X50W RRH w/o Filter		
171.9	3	Alcatel-Lucent ALU 800MHz External Notch Filter	-	SPRINT NEXTEL
170.9	3	RFS APXV9TM14-ALU-I20*	-	SPRINT NEXTEL
170.4	3	RFS APXVSPP18-C-A20	-	SPRINT NEXTEL
170.3	1	Catwalk	-	-
168.8	3	Alcatel-Lucent 4x40W RRH (91 lb)	-	SPRINT NEXTEL
167.0	3	Light Sector Frame	-	SPRINT NEXTEL
	2	Raycap DC9-48-60-24-8C-EV		
	3	CCI DMP65R-BU6DA		
	3	CCI OPA65RBU6DA		
	3	Ericsson RRUS 32 B2	(2) 0.40" (10.3mm) Fiber	
160.0	3	Ericsson RRUS 4415 B30	(2) 0.82" (20.8mm) 8 AWG 6	AT&T MOBILITY
	3	Ericsson RRUS 4426 B66	(4) 0.92" (23.4mm) Cable	
	3	Ericsson RRUS 4449 B5, B12		
	3	Ericsson RRUS 4478 B14		
	3	Ericsson RRUS 8843 B2, B66A		
	6	Kathrein Scala 860 10025		
155.8	3	Allgon 7770.00	-	
155.2	3	CCI HPA-65R-BUJ-H6	-	AT&T MOBILITY
155.0	6	Powerwave Allgon LGP21401	(6) 1 5/8" Coax	AT&T MOBILITY
137.5	1	Rest Platform	-	-
	1	Commscope RDIDC-9181-PF-48		
	3	Fujitsu TA08025-B604		
137.0	3	Fujitsu TA08025-B605	(1) 1.75" (44.5mm) Hybrid	DISH WIRELESS L.L.C.
	3	Sector Frame		
	3	JMA Wireless MX08FRO665-21		



Elev (ft)	Qty	Equipment	Lines	Carrier
100.0	1	Platform	-	-
87.5	1	Rest Platform	-	-
82.0	1	Side Arm	-	-
80.0	1	Andrew DB616E-BC	(1) 7/8" Coax	US DEPT OF HOMELAND SECURITY
50.0	1	Rest Platform	-	-

(If table breaks across pages, please see previous page for data in merged cells)



Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.
1055 Washington Boulevard
Stamford, CT 06901
203.324.0800
peter.albano@collierseng.com

Antenna Mount Analysis Report and PMI Requirements

Mount ReAnalysis-VZW

SMART Tool Project #: 10210307
Colliers Engineering & Design Project #: 23777227 (Rev.1)

October 27, 2023

Site Information

Site ID: 5000384780-VZW / NEW FAIRFIELD CT
Site Name: NEW FAIRFIELD CT
Carrier Name: Verizon Wireless
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Tower Type: 187.5-Ft Self Support
Mount Type: 12.50-Ft Sector Frame

FUZE ID # 17123932

Analysis Results

Sector Frame: 33.8% Pass*

*Antennas and equipment to be installed in compliance with PMI Requirements of this mount analysis.

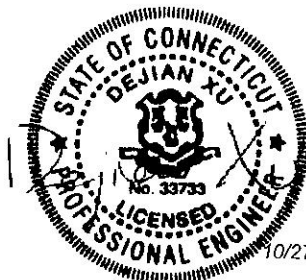
***Contractor PMI Requirements:

Included at the end of this MA report

Available & Submitted via portal at <https://pmi.vzwsmart.com>

For additional questions and support, please reach out to:
pmisupport@colliersengineering.com

Report Prepared By: Selene Chen



10/27/2023

Executive Summary:

The objective of this report is to determine the capacity of the antenna support mount at the subject facility for the final wireless telecommunications configuration, per the applicable codes and standards. Any modification listed under Sources of Information was assumed completed and was included in this analysis.

This analysis is inclusive of the mount structure only and does not address the structural capacity of the supporting structure. This mounting frame was not analyzed as an anchor attachment point for fall protection. All climbing activities are required to have a fall protection plan completed by a competent person.

Sources of Information:

Document Type	Remarks
<i>Radio Frequency Data Sheet (RFDS)</i>	<i>Verizon RFDS, Site ID: 674980, dated February 13, 2023</i>
<i>Previous Mount Analysis Report</i>	<i>Maser Consulting Connecticut, Project #: 21777874, dated July 9, 2021</i>
<i>Mount Specification</i>	<i>Site Pro 1, Part #: VFA12-HD</i>
<i>Preliminary Construction Drawings</i>	<i>A.T. Engineering Services LLC., ACT Job #: 14519495_G0, dated August 29, 2023</i>

Analysis Criteria:

Codes and Standards: ANSI/TIA-222-H
2022 Connecticut State Building Code (CSBC), Effective October 1, 2022

Wind Parameters: Basic Wind Speed (Ultimate 3-sec. Gust), V_{ULT} : 115 mph
Ice Wind Speed (3-sec. Gust): 50 mph
Design Ice Thickness: 1.00 in
Risk Category: II
Exposure Category: B
Topographic Category: 1
Topographic Feature Considered: N/A
Topographic Method: N/A
Ground Elevation Factor, K_e : 0.968

Seismic Parameters: S_s : 0.219 g
 S_1 : 0.056 g

Maintenance Parameters: Wind Speed (3-sec. Gust): 30 mph
Maintenance Load, L_v : 250 lbs.
Maintenance Load, L_m : 500 lbs.

Analysis Software: RISA-3D (V17)

Final Loading Configuration:

The following equipment has been considered for the analysis of the mounts:

Mount Elevation (ft)	Equipment Elevation (ft)	Quantity	Manufacturer	Model	Status
146.00	146.00	1	Raycap	RVZDC-6627-PF-48	Retained
		6	JMA Wireless	MX06FRO660-03	Added
		3	Samsung	RF4439d-25A	
		3	Samsung	RF4440d-13A	
		3	Samsung	MT6407-77A	
		2	KAelus	KA-6030	

Any proposed antennas not currently installed should be mounted such that the centerline of the antennas does not exceed 6 inches vertically from the center of the antenna mount(s).

It is acceptable to install up to any three (3) of the OVP model numbers listed below as required at any location other than the mount face without affecting the structural capacity of the mount. If OVP units are installed on the mount face, a mount re-analysis may be required unless replacing an existing OVP.

Model Number	Ports	AKA
DB-B1-6C-12AB-0Z	6	OVP-6
RVZDC-6627-PF-48	12	OVP-12

Standard Conditions:

- All engineering services are performed on the basis that the information provided to Colliers Engineering & Design and used in this analysis is current and correct. The existing equipment loading has been applied at locations determined from the supplied documentation. Any deviation from the loading locations specified in this report shall be communicated to Colliers Engineering & Design to verify deviation will not adversely impact the analysis.
- Mounts are assumed to have been properly fabricated, installed and maintained in good condition, twist free and plumb in accordance with its original design and manufacturer's specifications.

 Obvious safety and structural issues/deficiencies noticed at the time of the mount mapping and reported in the Mount Mapping Report are assumed to be corrected and documented as part of the PMI process and are not considered in the mount analysis.

 The mount analysis and the mount mapping are not a condition assessment of the mount. Proper maintenance and condition assessments are still required post analysis.
- For mount analyses completed from other data sources (including new replacement mounts) and not specifically mapped in accordance with the NSTD-446 Standard, the mounts are assumed to have been properly fabricated, installed and maintained in good condition, twist free and plumb in accordance with its original design and manufacturer's specifications.
- All member connections are assumed to have been designed to meet or exceed the load carrying capacity of the connected member unless otherwise specified in this report.
- The mount was checked up to, and including, the bolts that fasten it to the mount collar/attachment and threaded rod connections in collar members if applicable. Local deformation and interaction between the mount collar/attachment and the supporting tower structure are outside the scope of this analysis.

6. All services are performed, results obtained, and recommendations made in accordance with generally accepted engineering principles and practices. Colliers Engineering & Design is not responsible for the conclusion, opinions, and recommendations made by others based on the information supplied.
7. Structural Steel Grades have been assumed as follows, if applicable, unless otherwise noted in this analysis:
 - o Channel, Solid Round, Angle, Plate ASTM A36 (Gr. 36)
 - o HSS (Rectangular) ASTM 500 (Gr. B-46)
 - o Pipe ASTM A53 (Gr. B-35)
 - o Threaded Rod F1554 (Gr. 36)
 - o Bolts ASTM A325

Discrepancies between in-field conditions and the assumptions listed above may render this analysis invalid unless explicitly approved by Colliers Engineering & Design.

Analysis Results:

Component	Utilization %	Pass/Fail
Face Horizontal	13.1 %	Pass
Standoff Plate	33.8 %	Pass
Standoff Horizontal	13.5 %	Pass
Standoff Diagonal	6.3 %	Pass
Antenna Pipe	20.4 %	Pass
Dual Antenna Pipe	11.2 %	Pass
Standoff Vertical	3.9 %	Pass
Tieback	21.1 %	Pass
Connection Check	22.0 %	Pass
Structure Rating – (Controlling Utilization of all Components)		33.8%

Mount Steel (EPA)a per ANSI/TIA-222-H Section 2.6.11.2:

Ice Thickness (In)	Mount Pipes Excluded		Mount Pipes Included	
	Front (EPA)a (Sq. Ft.)	Side (EPA)a (Sq. Ft.)	Front (EPA)a (Sq. Ft.)	Side (EPA)a (Sq. Ft.)
0	16.5	5.0	26.1	14.6
0.5	25.6	9.8	39.1	23.2
1	34.1	14.0	51.4	31.3

Notes:

- (EPA)a values listed above may be used in the absence of more precise information
- (EPA)a values in the table above include 1 sector(s).
- Ka factors included in (EPA)a calculations

Requirements:

The existing mounts are **SUFFICIENT** for the final loading configuration shown in attachment 2 and do not require modifications. Additional requirements are noted below.

Contractor shall install the proposed filter units on new Site Pro 1 Dual Swivel Mount Kit (Part #: RRUDSM or EOR approved equivalent) in the location shown in the placement diagrams.

If required, ANSI/ASSP rigging plan review services compliant with the requirements of ANSI/TIA 322 are available for a Construction Class IV site or other. Separate review fees will apply.

Attachments:

1. **Contractor Required Post Installation Inspection (PMI) Report Deliverables**
2. Antenna Placement Diagrams
3. Mount Specification Drawings (for reference only)
4. Analysis Calculations

16 TITICUS MTN RD

Location 16 TITICUS MTN RD

Mblu 27/ 2/ 7.3/ 1

Acct# 00580500

Owner AMERICAN TOWERS INC

Assessment \$1,017,300

Appraisal \$1,453,400

PID 5837

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$1,196,200	\$257,200	\$1,453,400

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$837,300	\$180,000	\$1,017,300

Owner of Record

Owner AMERICAN TOWERS INC
Co-Owner C/O AMERICAN TOWER CORPORATION
Address PO BOX 723597
 ATLANTA, GA 31139

Sale Price \$359,641
Certificate
Book & Page 0301/0274
Sale Date 02/17/2000

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
AMERICAN TOWERS INC	\$359,641		0301/0274	02/17/2000

Building Information

Building 1 : Section 1

Year Built: 1967
Living Area: 3,249
Replacement Cost: \$332,990
Building Percent Good: 34
Replacement Cost
Less Depreciation: \$113,200

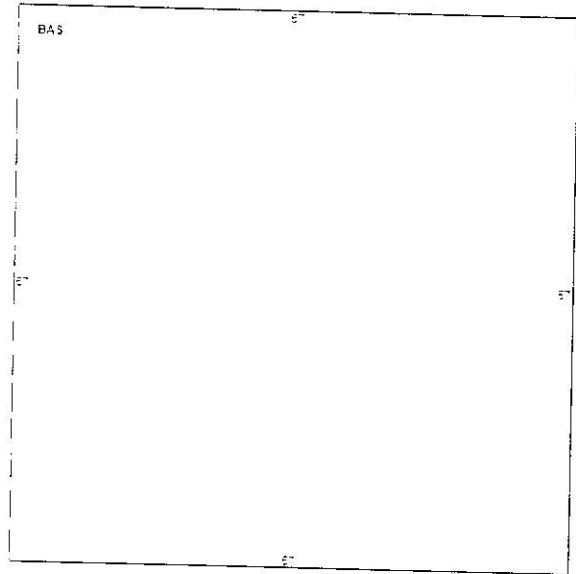
Building Attributes

Field	Description
Style:	Tower support
Model	Commercial
Grade	C
Stories:	1
Occupancy	1.00
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Typical
Heating Type	None
AC Type	Central
Struct Class	
Bldg Use	Pub. Utility
1st Floor Use:	504
Heat/AC	HEAT/AC SPLIT
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUSP-CEIL ONLY
Rooms/Prtns	AVERAGE
Wall Height	14.00
% Conn Wall	

Building Photo

(<https://images.vgsi.com/photos/NewFairfieldCTPhotos/A00\00\12\12.jpg>)

Building Layout



(ParcelSketch.ashx?pid=5837&bid=5837)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	3,249	3,249
		3,249	3,249

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 400
 Description Pub. Utility
 Zone 2
 Neighborhood D
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 5.1
 Depth
 Assessed Value \$180,000
 Appraised Value \$257,200

Outbuildings

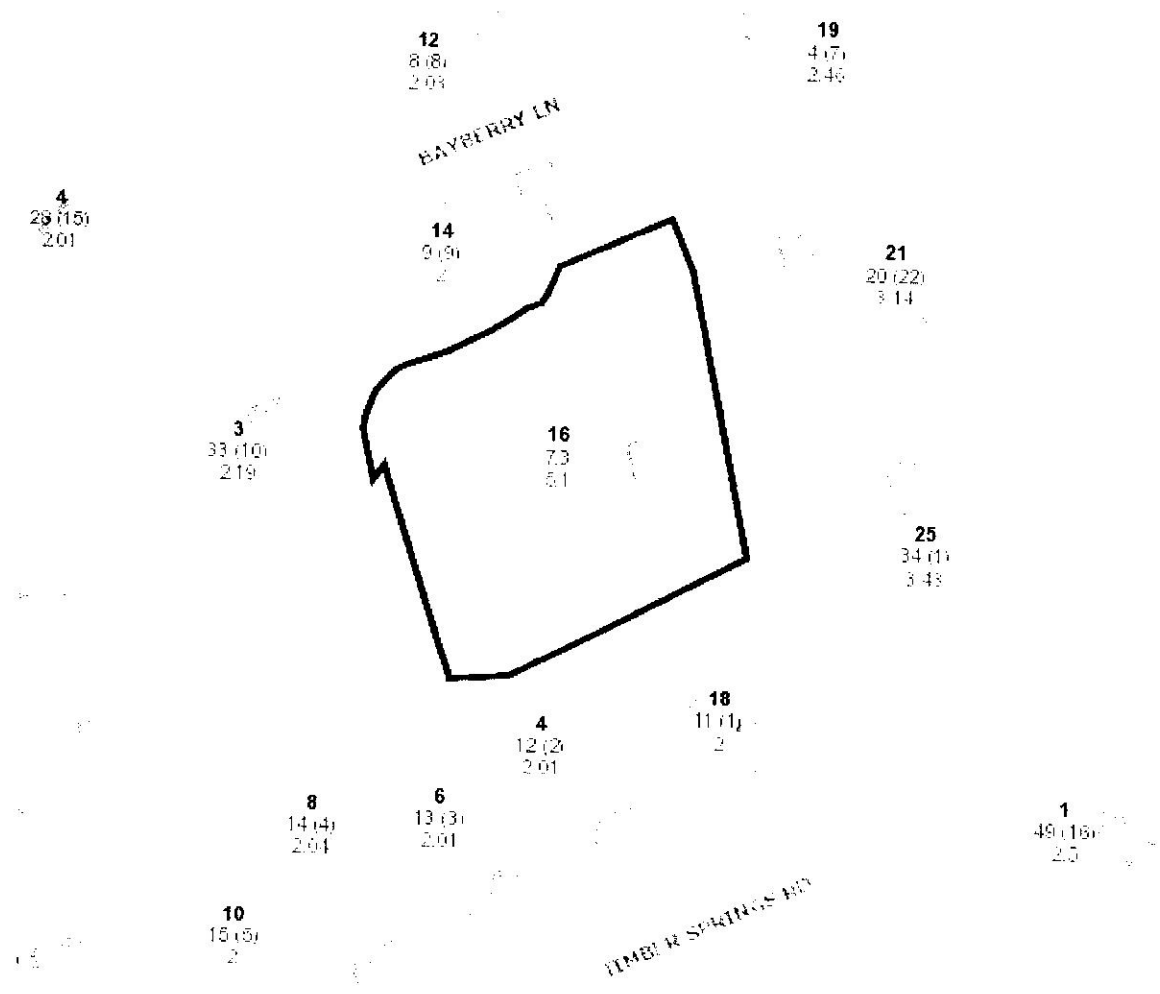
Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			3200.00 S.F.	\$1,700	1
SHD1	Shed			100.00 S.F.	\$1,300	1
CELL	Cell Tenant			4.00 UNITS	\$1,080,000	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$1,196,200	\$257,200	\$1,453,400
2020	\$1,196,200	\$257,200	\$1,453,400
2018	\$835,100	\$257,200	\$1,092,300

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$837,300	\$180,000	\$1,017,300
2020	\$837,300	\$180,000	\$1,017,300
2018	\$584,600	\$180,000	\$764,600

16 TITICUS MTN ROAD



December 7, 2023

Wayne Skelly
Hearth Home Builders LLC
PO Box 1820
New Fairfield CT 06812

Cynthia Ross-Zweig
Planning Commission Chair

Bond Release Phase III Farview Drive

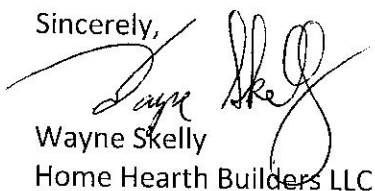
Dear Chairman of the Planning Commission,

Please add to your next planning commission meeting our request for a bond release. Per the Stipulation To Settle Administrative Appeal dated June 14, 2022, we are requesting \$156,435.60 of the remaining one-third (1/3) bond, leaving the ten-percent (10%) Maintenance bond of \$58,663.35 in place.

Please see attached letter from Michael Mazzuco, P.C. dated 11/17/2023, letter from Sydney A. Rapp Land Surveying, P.C dated December 7th, 2023, and an Improvement Location Survey for the Phase III road as-built, dated 11/13/2023.

Thank you for your attention to this matter.

Sincerely,



Wayne Skelly
Home Hearth Builders LLC

Sydney A. Rapp Land Surveying, P.C.

December 7, 2023

Mr. Wayne Skelly
Hearth Home Builders, LLC
3 Elwell Road
New Fairfield, Connecticut 06812

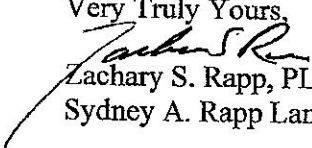
Re: Phase 3- Barn Brook Estates
Farview Drive
New Fairfield, Connecticut 06812

Dear Mr. Skelly,

Pursuant to the request made to this office in regard to staking/marketing the corners of Lots as depicted on "Phase 3, Barn Brook Estates -Re Subdivision Map" (Lot 12, Lot 16, Lot 17, Lot 18, Lot 19 and accessway and Lot 20) that this office staked/marked these lots on November 6, 2023 in accordance with section 20-300b-1 to 20-300b-20 of regulations of Connecticut State Agencies.

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

Very Truly Yours,


Zachary S. Rapp, PLS 70420
Sydney A. Rapp Land Surveying, P.C.



1-B Grand Street, Bethel, Connecticut 06801
web: sarlandssurveying.com / phone: 203.744.6261 / email: maps@sarlandssurveying.com

Zachary S. Rapp, Professional Land Surveyor - CT # 70420

MICHAEL J. MAZZUCCO, P.C.

19A TA'AGAN POINT ROAD
DANBURY, CONNECTICUT 06811

CIVIL ENGINEER

(203)744-0057
FAX 744-0057

November 17, 2023

Mr. Antonio Iadarola, P.E., Town Engineer
Town of New Fairfield
4 Brush Hill Road
New Fairfield, CT 06812

RE: Barnbrook Estates Phase III, Farview Lane, New Fairfield (Hearth Home Builders, LLC)

Dear Tony,

I have reviewed the as built drawing prepared by Sydney A, Rapp Land Surveying, dated October 17, 2023 and compared it to the original design. A field inspection, which was done after the completion of the final course of paving, was also conducted to confirm other aspects of the work completed. The road and drainage have been constructed in general conformance to the approved design and closely match what was proposed.

I am attaching a pdf copy of the as built and trust Wayne Skelly will provide you with a formal paper copy.

If you have any questions regarding the above or as built plan please do not hesitate to give me a call.

Thank you for your attention to this matter.

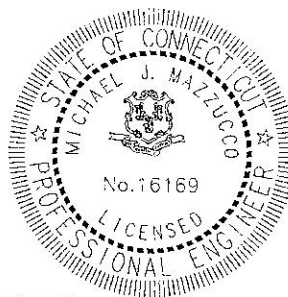
Sincerely,

MICHAEL J. MAZZUCCO, P.C.

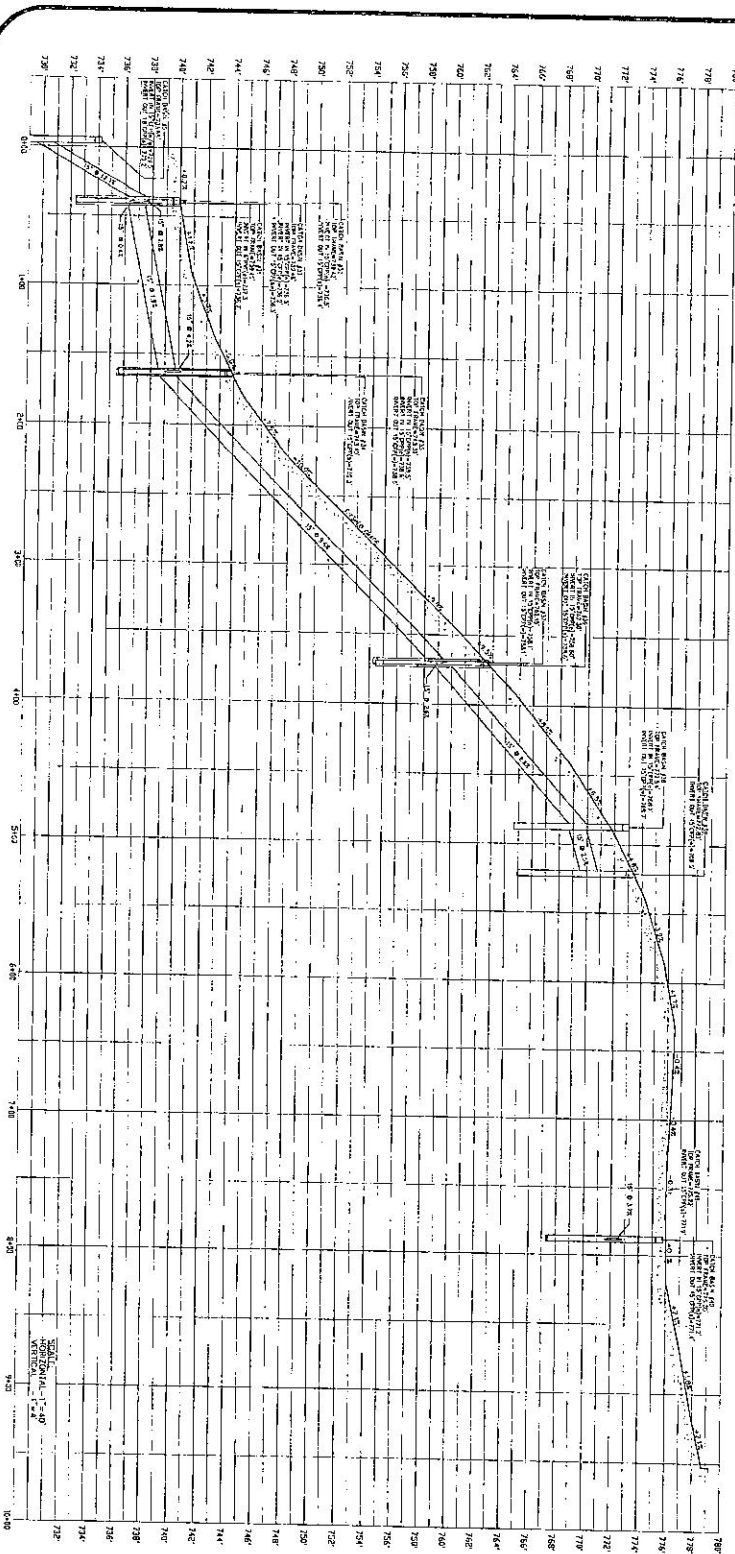


Michael J. Mazzucco, P.E.
President

cc: B. DiTullio
W. Skelly
E. Killian



SITE PLANS • ROADS • SUBDIVISIONS • UTILITIES • DRAINAGE • SEPTIC SYSTEMS
PERMIT ACQUISITION • PROJECT MANAGEMENT • CADD



SURVEY NOTES:

1. MONUMENTATION FOUND OR SET DEPICTED HEREON.
2. REFERENCE MADE TO MAP NOS. 284-1, 284-2, 284-3, 284-4, 284-5 AND 284-6 OF THE NEW FAIRFIELD LAND RECORDS.
3. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN OBTAINED IN PART FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST WITHIN THE AREA DEPICTED, THE EXISTENCE OF WHICH ARE UNKNOWN TO SLOVEY, A. RAFF, LAND SURVEYOR, P.C. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG BY 1-800-332-4455.
4. SUBJECT TO EASEMENTS OF RECORD, IF ANY.
5. THE INTENT OF THIS MAP IS TO DEPICT AS-BUILT CONDITIONS.
6. PROPERTY SUBJECT TO EASEMENT TO THE CONNECTICUT LIGHT AND POWER COMPANY RECORDED IN VOL.557 PG.1125 AND MAP NO.3676 OF THE NEW FAIRFIELD LAND RECORDS.

RECORD DRAWING (PHASE 3) ROAD AS-BUILT

IMPROVEMENT LOCATION SURVEY
 PREPARED FOR
HEARTH HOME BUILDERS LLC
 DEPICTING PROPERTY SITUATED AT FARVIEW DRIVE
 NEW FAIRFIELD, STATE OF CONNECTICUT

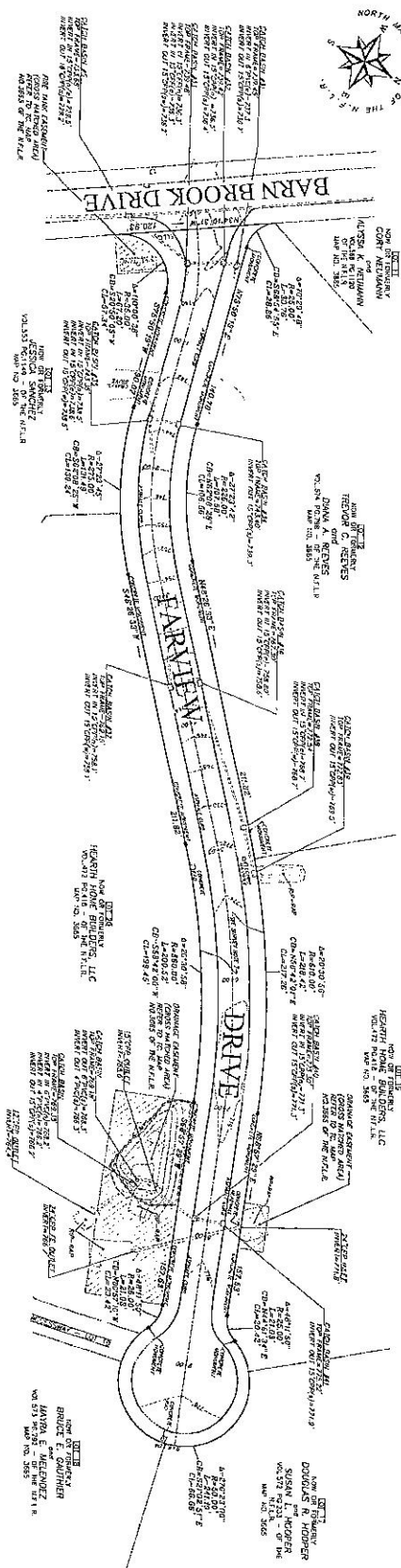
AREA: 1.1778 ACRES
 ZONE: R-28
 SCALE: 1"=40'
 DATE: OCTOBER 12, 2023
 REVISED: NOV. 13, 2023
 DWS NAME: P225-142-048A
 DRAWN BY: J. RAFF

20' 0 100' 200'

THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-306-1 THROUGH 20-306-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON AUGUST 28, 2012. IT IS AN APPROXIMATE LOCATION SURVEY BASED ON A PRECEDENT SURVEY CONFORMANCE TO THE MINIMUM ACCURACY CLASS A-2.

TO MY KNOWLEDGE AND BELIEF THIS SURVEY IS CORRECT AS NOW HEREON.

JACQUET
 NOT VALID WITHOUT A LIVE SIGNATURE AND SEAL OF SLOVEY & RAFF



D.N. DBD-CV22-6041940S	:
	: SUPERIOR COURT
	:
HEARTH HOME BUILDERS, LLC	: JUDICIAL DISTRICT OF DANBURY
Plaintiff	:
	:
v.	: AT DANBURY
	:
PLANNING COMMISSION OF THE	:
TOWN OF NEW FAIRFIELD	:
Defendant	: JUNE 14, 2022

**STIPULATION TO SETTLE ADMINISTRATIVE APPEAL
PURSUANT TO C.G.S. § 8-8(n)**

1. Plaintiff is the successful applicant before the Defendant Planning Commission of New Fairfield in connection with an application to re-subdivide Lot 12 in the Barn Brook Estates subdivision.
2. Said approval contained terms unacceptable to Plaintiff and Plaintiff brought this timely appeal of said conditions.
3. The parties had commenced negotiations prior to bring this appeal and those negotiations have continued after this action was brought and the parties have now reached agreement to settle this appeal by amending the resolution of approval to amend certain conditions and remove certain conditions and otherwise create terms of approval acceptable to both parties.
4. On or before June 16, 2022 at least 24-hours in advance in accordance with the provisions of Practice Book 14-7B(j), the Commission duly warned a May 17, 2022 special meeting of the Commission to consider the settlement of this appeal.

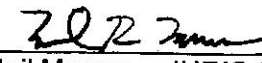
5. At its meeting of May 17, 2022, the Defendant Commission approved an amended resolution of approval a copy of which is attached at **Appendix A** (the "Amended Resolution").
6. The parties hereby stipulate, subject to approval of this Stipulation and settlement by the Court and the granting of their joint motion for entry of judgment in accordance with this Stipulation, that they agree that the terms of the Amended Resolution and the conditions contained therein, and the amount of the bond contained therein are acceptable to both parties and that judgment may enter for the Plaintiff that the amended resolution of approval attached hereto at **Appendix A** is and be the resolution of approval in substitution for that which precipitated this appeal.

DATED at Roxbury, in Litchfield County Connecticut and Danbury in Fairfield
County, Connecticut as of this 14th day of June 2022.

THE PLAINTIFF-APPELLANT

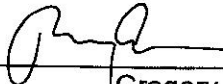
By  JURIS #305270
Gregory James Cava - JURIS #305270
THE CAVA LAW FIRM LLC
Post Office Box 209
73 Southbury Road
Roxbury, CT 06783
TELEPHONE: 860.350.3650
FACSIMILE: 860.799.8304
greg@greocavalaw.com

THE DEFENDANT-APPELLEE

By  JURIS #100090
Neil Marcus – JURIS # 100090
COHEN & WOLF PC
158 Deer Hill Avenue
Danbury CT 06810
TELEPHONE: 203.792.2771
FACSIMILE: 203.791.8149
nmarcus@cohenandwolf.com

CERTIFICATION

This is to certify that the parties have provided each other with a signed copy of this motion via electronic mail to the addresses set forth in their respective signature blocks on the foregoing page.

 JURIS # 305270

Gregory J. Cava
Commissioner of the Superior Court

May 17, 2022

**Amended Resolution of Approval
Barn Brook Estates Resubdivision Phase III
Hearth Home Builders, LLC – Applicant**

Section I: History and Recitals:

WHEREAS, The New Fairfield Planning Commission (the “Commission”) at its regular meeting on April 26, 2021, accepted an application from Hearth Home Builders LLC (the “Applicant”) for the approval of Phase III of the Barn Brook Estates Resubdivision on Elwell Road (being a resubdivision of Lot #12 of Phase II located on Barnbrook Road), New Fairfield; and

WHEREAS, The Commission finds that said application conforms to the submission requirements of the subdivision regulations (2004 revision) of the Commission; and

WHEREAS, A public hearing was opened on May 24, 2021 and closed on August 23, 2021; and

WHEREAS, The New Fairfield Health Department in a memo dated May 25, 2021 approved feasibility of the general design concept for the six lot resubdivision with the following conditions:

1. An individual engineered plan for each lot with septic detail is required for final approval by the New Fairfield Health Department; and.

WHEREAS, On May 18, 2021, the New Fairfield Inland Conservation Commission approved Phase III of the Barn Brook Estates Resubdivision subject to certain conditions which subjects the approval to certain terms and conditions; and

WHEREAS, The Town Engineer and the Public Works Department in letters dated August 23, 2021 and September 25, 2021, made specific recommendations to the Commission, some of which have been addressed in the plans and the balance of which have been and are hereby rejected by the Commission; and

WHEREAS, The Commission voted to approve the Applicant’s Resubdivision of Lot 12 (otherwise known as Phase III of Barn Brook Estates) on or about September 27, 2021 but did not adopt a resolution of approval until November 17, 2021 with conditions and advertised notice of the said approval in the Town Tribune newspaper on December 16, 2021 and the

Applicant took a timely appeal of the conditions of that decision (the "Applicant's Appeal"); and

WHEREAS, the Commission, the Town, and the Applicant desire to settle the applicant's Appeal; and

WHEREAS, the Commission does adopt in replacement of its resolution of approval dated November 17, 2021 the resolution which follows and to the extent to which this amended resolution of approval is inconsistent with the previously adopted resolution of approval, the provisions of this amended resolution shall be deemed to have repealed and replaced any such inconsistent provisions:

Section II. Approval Resolution and Conditions of Approval:

BE IT HEREBY RESOLVED THAT

The operative application, documents and plans consist of the following:

Re-Subdivision maps dated March 26, prepared by PAH, Inc., and Letter from Michael J. Mazzucco, P.E. dated April 12, 2021, Plans with Title Sheet dated March 26, 2021, Area Map dated March 26, 2021, Existing Conditions Plan dated March 26, 2021, Supplemental Map dated March 26, 2021, Farview Drive Road Plan dated March 26, 2021, revised June 23, 2021, Road Profile dated March 26, 2021, Supplemental and Erosion Sediment Control Plan and Notes, dated March 26, 2021, Construction Details and Notes dated March 26, 2021, revised June 23, 2021, Drainage Calculations dated March 26, 2021, and Subsurface Sewage Disposal Report dated March, 2021, and such other revisions that may be included in the Planning Commission record.

The New Fairfield Planning Commission approves the application for Barn Brook Estates Subdivision Phase III and authorizes the Chairperson, or Vice Chairman in their stead, to take the steps necessary to facilitate the Applicant's compliance with this Approval Resolution and with the Subdivision Regulations to ensure that the following stipulations hereby assigned as conditions of approval are satisfied:

1. All information, Commission conditions, Applicant stipulations and references to necessary compliance with Subdivision Regulations and Connecticut General Statutes are incorporated into this Section II.
2. Following the expiration of the General Statutes section 8-8

appeal period (fifteen days from the date notice of this Approval Resolution is published), the Planning Commission reserves the right to record a copy of this Approval Resolution signed by the Chairman of the Planning Commission on the Town of New Fairfield Land Records.

3. Compliance with stipulations in the approval of the Inlands/Wetlands Commission permit.
4. Conditions imposed by the New Fairfield Health Department are complied with.
5. Certification from a licensed surveyor that all required monuments and pins are set in place.
6. The developer has presented plans for the construction of the water supply to the New Fairfield Fire Department Water Supply Committee, which water supply plans have been reviewed and approved by the Town Engineer.
7. All driveway aprons must be paved.
8. Prior to any building permits being issued for certain lots, where applicable, a licensed structural engineer must prepare design drawings for the proposed retaining walls, the drawings for which must be approved by the town engineer and the Chief Building Official for the Town.
9. All catch basins are to be standard size basins with 2-foot sumps or as stipulated on approved drawings. All basins located prior to any leaching galleries should have 3-foot sumps, or as stipulated on approved drawings, and must be cleaned twice per year in the spring and the fall. The bottom of the galleries must be set on a bed of clean stone. The bottom of clean stone must be one foot higher than the highest water table marker as determined during the deep hole tests.
10. Prior to filing of the Record Re-Subdivision Map or any building permits being issued for these lots, the Applicant shall comply with the requirements of Section 6.10 of the Subdivision Regulations.
11. Presentation of one Mylar in recordable form (36"L x 24"W) of the record resubdivision map and four prints of all maps and plans as approved by the Planning Commission, upon satisfaction of the conditions listed in paragraph 12 below the Mylar will be signed

by Inlands/Wetlands Chairperson and the Planning Commission and released to the Applicant for recording in the Town Clerk's Office.

12. A time limit of ninety (90) days from the date of the Commission's approval is set for the applicant to satisfy condition number 10 set forth above and condition numbers 2 and 3 set forth below; extensions of this time period to be controlled by Connecticut General Statutes section 8-25.
13. The Commission and the Applicant will take immediate steps, consistent with this Resolution and state statute, which will allow for the endorsement of, and recording of, the Record Map for Phase III on the Land Records. The Record Map for Barn Brook Estates Resubdivision Phase III shall be recorded in the New Fairfield Land Records.
14. Unless an appeal is taken by the Applicant or a member of the public concerning the terms of this approval resolution, including the conditions and stipulations set forth herein, both the Commission and the Applicant concede and stipulate that the terms and conditions of this Amended Resolution of Approval control the prospective governance of Phase III of the Barn Brook Estates Re-Subdivision.

The Commission's approval is also conditioned upon the following:

1. No changes (s) shall be made to lot lines or other approved subdivision features, including but not limited to grades, easements, drainage, fire water supply, or driveway cuts or locations, without prior approval of the Commission.
2. No building permits shall be issued, nor shall lots be offered for sale, in Barn Brook Estates Resubdivision Phase III until the performance bond in a form acceptable to the Town Land Use Attorney, in the amount of: (a) \$586,633.50 and (b) the 10% maintenance bond in the amount of \$58,663.35 that will be held for a year as set forth below, in all a total of \$645,296.85 in the aggregate (the "Bond Amount"), has been filed with the First Selectmen's Office. The estimate of quantities in the bond estimate may change based on field conditions, unforeseen issues and any possible re-work required. Once the road is roughed in, drainage and catch basins are installed and the first (binder) course of asphalt is laid down, two thirds (2/3) of the Bond Amount (\$430,197.90) will be released. Once the second course of asphalt is laid, the shoulders are raked out and

dressed, any required guide rail and pond fencing is installed, the 14 monuments and 13 pins are set, and the as-built survey has been provided, the remaining one-third (1/3) of the Bond Amount less the 10% maintenance bond amount (\$156,435.60) will be released. Notwithstanding the foregoing, a ten percent (10%) maintenance bond (\$58,663.35) shall remain in place for a period of one year from the date the bond release is recommended by the Town Engineer. In addition, the Applicant will cause any silt that may have accumulated in the retention basins for Phase II and III to be removed at the time Applicant requests acceptance of the road by the Town.

3. Unless the Commission revokes it earlier or specifically approves an extension, this approval shall expire on May 18, 2027.
4. Failure of the applicant to complete all approved resubdivision work and improvements prior to May 18, 2027, or prior to an extended deadline approved by the Commission, may, as allowed by law, result in the Town's calling the bond or other security to complete whatever work is incomplete.
5. It is a condition of this approval that:
 - a) guide rails for proposed Farview Drive shall be required as directed by the Town Engineer. This is a determination that will be made in the field as proposed Farview Drive is constructed after the road is "roughed in" and a determination is made that road changes, such as improvements to the road shoulders, would be insufficient to avoid the need for guide rails. The necessity for guide rails shall be made by the Town Engineer in consultation with the Applicant and the Applicant's engineer. The need for guide rails is a safety issue given the grades associated with the proposed road.
 - b) safety fencing 4' in height be installed around the portions of the retention basin as shown on the approved plans or any portion of the retention basin where the entry to the basin is not a gradual decline.
 - c) the Town will maintain the Phase II and Phase III detention systems once construction of the systems is complete. To defray the cost of this maintenance incurred by the Town, within 30 days of the later of (i) the expiration of any appeal period from the vote to approve this Amended Resolution of Approval without an appeal being taken, or if an appeal is taken, within 30 days of the final resolution of said appeal by the court of last resort, or (ii) the approval of the settlement of this appeal by the Superior

Court, the Applicant shall deposit the sum of \$15,000 into a segregated account available to the Town of New Fairfield to use to pay the future maintenance expenses incurred by the Town for the Phase II and Phase III detention systems.

6. Consistent with Subdivision Regulation section 6.13 all inspections by the Town Engineer shall be at the cost of the Applicant. All inspections shall be in compliance with section 6.13.

With respect to the foregoing amended approval resolution for the Barn Brook Estates Subdivision,

For the Planning Commission:

Signed: _____

Printed: Cynthia Ross-Zwieg

Chairman, New Fairfield Planning Commission

Dated: May 17, 2022

Accepted by the Applicant:

Applicant:

Signed: _____

Printed:

Dated: May 17, 2022



TOWN OF NEW FAIR FIELD

PUBLIC WORKS DEPARTMENT

ENGINEERING DIVISION

4 Brush Hill Road
New Fairfield, CT
06812-2619

TOWN ENGINEER

Antonio Iadarola, P.E.

January 19, 2024

Planning Commission
4 Brush Hill Road
New Fairfield, CT 06812

RE: **Second** Bond Reduction
Farview Dr.
Barnbrook Phase III
Resubdivision of Lot 12

Dear Commission Members:

The developer has requested a bond reduction for the work he was bonded to perform on the new road associated with the resubdivision of Lot 12.

The history on this bond is as follows; Bond was originally set for \$645,296.85. The first bond reduction requested was actually governed by The Stipulation To Settle Agreement issued into orders by Danbury Superior Court on November 22, 2022.

That agreement, which has the commission's Amended Resolution of Approval attached to it, stipulated that after the road is built with all required drainage and first course of pavement is placed, 2/3 of the bond totaling \$430,197.90 would be released. That was done in December of 2022.

At this time, the developer is looking for an additional bond release for \$150,569.26 which would then leave exactly 10 % (\$64,529.69) of the original amount of the bond for the Maintenance Bond requirement.

Based on my inspection, and the recent correction of a drainage easement map that was recorded as map# 3680 on January 12, 2024 and the easement document also recorded in Vol.578 pages 1303, on January 18, 2024, I can make a positive recommendation to the Commission to release the requested \$150,569.26 and accept the balance of \$64,529.69 as the Maintenance Bond for this project.

Should the Commission approve this bond reduction, please forward a letter to the First Selectman so that the Board of Selectman can take final action to reduce the bond.

If you have any questions, please contact me.

Sincerely,

Tony Iadarola

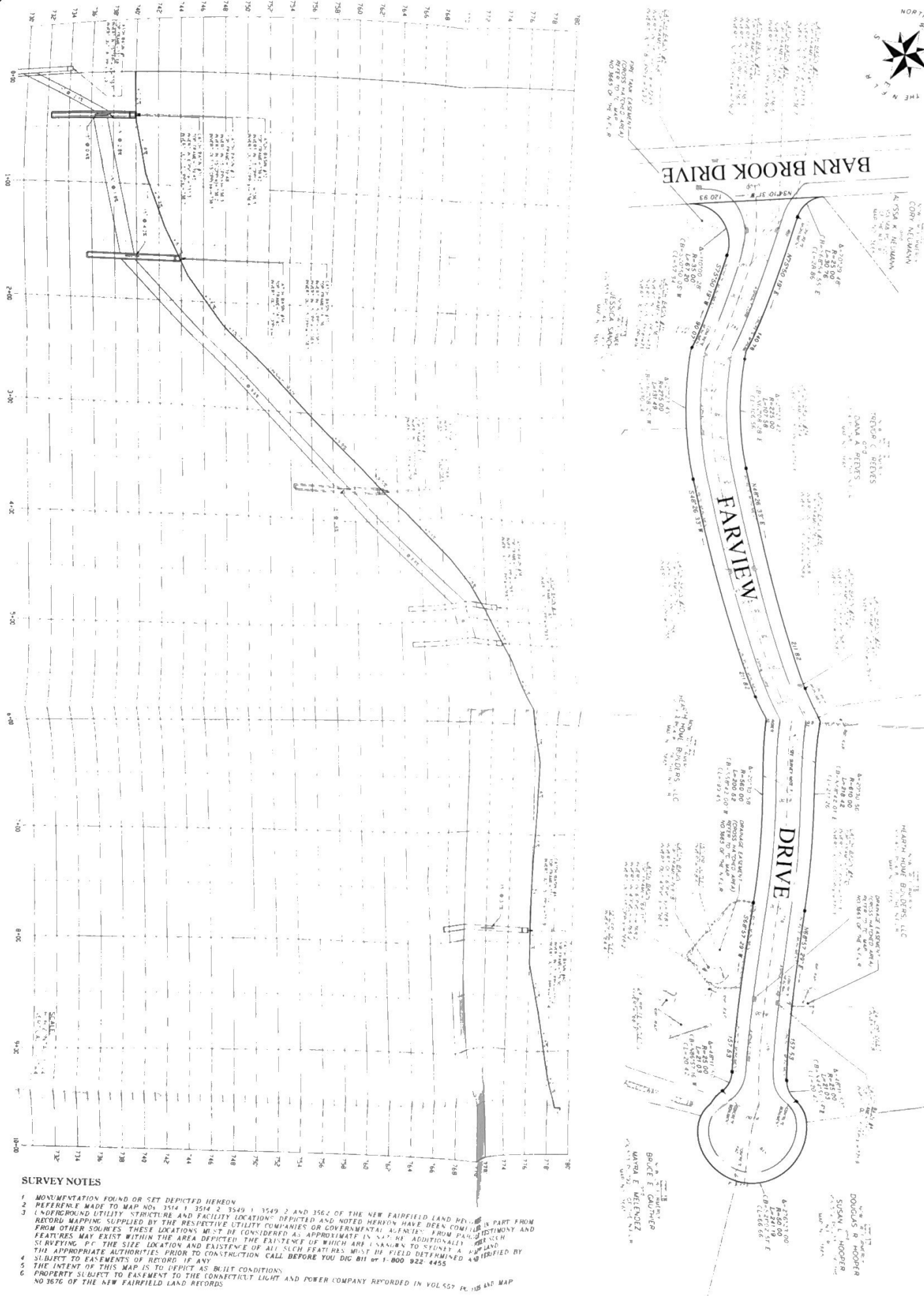
Antonio Iadarola, P.E.

cc: First Selectman

BUILDING & GROUNDS DIVISION ✦ ENGINEERING ✦ HIGHWAY DIVISION ✦ RECYCLING DIVISION ✦ VEHICLE
MAINTENANCE

OFFICE LOCATION: TOWN GARAGE 188 ROUTE 37, NEW FAIRFIELD, CONNECTICUT 06812

PHONE: (203) 312-5628 ✦ FAX: (203) 312-5678



- SURVEY NOTES**
- 1 MONUMENTATION FOUND OR SET DEPICTED HEREON
 - 2 REFERENCE MADE TO MAP NOS 3514 1 3514 2 3549 1 3549 2 AND 3562 OF THE NEW FAIRFIELD LAND RECORDS
 - 3 UNDERGROUND UTILITY STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES. FROM OTHER SOURCES THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION CALL BEFORE YOU DIG 811 OR 1-800-922-4455
 - 4 SUBJECT TO EASEMENTS OF RECORD IF ANY
 - 5 THE INTENT OF THIS MAP IS TO DEPICT AS BUILT CONDITIONS
 - 6 PROPERTY SUBJECT TO EASEMENT TO THE CONNECTICUT LIGHT AND POWER COMPANY RECORDED IN VOL.557 PL. 118 AND MAP NO 3676 OF THE NEW FAIRFIELD LAND RECORDS

RECORD DRAWING (PHASE 3) ROAD AS-BUILT

IMPROVEMENT LOCATION SURVEY
 PREPARED FOR
HEARTH HOME BUILDERS LLC
 DEPICTING PROPERTY SITUATED AT FARVIEW DRIVE
 NEW FAIRFIELD, STATE OF CONNECTICUT

AREA 11.778 ACRES
 ZONE R-88
 SCALE 1"=40'
 DATE OCTOBER 17, 2023
 REVISED NOV 13, 2023

DWG NAME 22226-ILS-DARR
 DRAWN BY J RAFF

Sidney A. Raff, Land Surveying, P.E.
 101 Main Street, New Fairfield, CT 06424
 Phone: 203-255-1111
 Fax: 203-255-1112
 www.sidneyaraff.com

THIS SURVEY HAS BEEN PREPARED AND CONDUCTED IN ACCORDANCE WITH THE STATE OF CONNECTICUT SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING. THE STATE OF CONNECTICUT HAS ADOPTED THE 1983 EDITION OF THE NATIONAL MAP ACTING SURVEYING PRACTICE ACT. THE SURVEYING PRACTICE ACT IS PART OF THE STATE OF CONNECTICUT PUBLIC ACTS, CHAPTER 54-207.

TO BE KNOWLEDGE AND BELIEF OF ALL PARTIES TO THIS SURVEY, THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR EASEMENTS AFFECTING THE PROPERTY.

JACOBARY S. RAFF, P.E. LICENSE NO. 70470
 101 MAIN STREET, NEW FAIRFIELD, CT 06424
 PHONE: 203-255-1111 FAX: 203-255-1112

DRAFT Town of New Fairfield Housing Affordability Plan



Executive Summary

A State law passed in 2017 (Statute 8-30j) requires every municipality to prepare and adopt an affordable housing plan at least once every five years. In 2021, the Town of New Fairfield’s Board of Selectmen created the New Fairfield Housing Opportunities Committee. This Committee has been meeting monthly since May 2022 to study the housing needs of those who live, work, and volunteer in town and develop strategies to address these needs.

Housing is considered affordable if it costs no more than 30% of a household’s income. This is important because when households have to spend more than 30% of their income on housing costs there is often not enough remaining to pay for all their other needs including food, gas, clothing, healthcare, childcare, etc. In New Fairfield:

- 1,280 households were spending more than 30% of their income on housing costs; and 485 of those households were severely cost burdened, spending more than 50% of their income.¹
- There are 1,405 households that earn 80% of the area median income and would qualify to live in affordable housing if it were available in town. Currently the town has just 66 housing units that are dedicated to remaining affordable to these households.

Housing affordability is not just a challenge in New Fairfield, it is a statewide and nationwide challenge. There are a few key reasons for this: 1) **The cost of housing has risen faster than household incomes over the last 30 years** and 2) the **supply of new homes being built cannot keep up with demand**. The ability to meet demand, especially for “downsizing” options for older adults and starter homes is affected by the cost and availability of buildable land, high construction costs, and long or uncertain permitting processes.

Why does New Fairfield need a plan?

How do you define housing affordability?

Why has housing become unaffordable for so many households?

HUD-defined income limits for Danbury area, 2023

	Household Size			
	1 person	2 people	3 people	4 people
80% of AMI	\$76,880	\$87,840	\$98,800	\$109,760
50% of AMI	\$48,050	\$54,900	\$61,750	\$68,600
30% of AMI	\$28,830	\$32,940	\$37,050	\$41,160

Finding and keeping housing that is affordable is most challenging for households that earn under **80% of the area median income** which is shown in the chart. Because of this, the State Department of Housing keeps a list of how many housing units in each town are dedicated to remaining affordable to households below this income. This list is referred to as the “Affordable Housing Appeals List”.

¹ Source: “CHAS” data (Comprehensive Housing Affordability Strategy), HUD released on September 29, 2021, for the 2014-2018 period.

What qualifies for the State's Affordable Housing Appeals List?

The town has 66 housing units that qualify on the State's List because they are owned, managed, and/or provided funding by an entity that assures the State that the households who live there do not have to pay more than 30% of their income on housing costs and that these households are earning less than 80% AMI. Such entities include the CT Housing Finance Authority (CHFA).

- 45 of these housing units are single family homes owned by income eligible families who received a subsidized mortgage from the CT Housing Finance Authority (CHFA) or USDA.
- 17 are deed restricted to remain affordable to income eligible households for as long as the restriction is in place.
- 4 households are receiving rental assistance through a state program

What do residents say?

In 2023, New Fairfield's Housing Opportunities Committee conducted a survey to collect feedback from residents. 447 households responded to the survey:

- **48% anticipate that they, their children, or their parents will have to move out of New Fairfield to find the housing they need.**
- 57% think the town needs options that allow older adults to "downsize"
- 46% think the town needs housing options that are affordable to entry level teachers and other workers who provide essential services.

Will the town have to pay for affordable housing?

There are many existing state and federal programs that pay for the construction of new affordable homeownership and rental opportunities. Organizations like the New Fairfield Housing Trust, a local non-profit housing organization, could apply to those funding programs to create the housing options identified as needed in this Plan.

What are the 6 goals of New Fairfield's DRAFT Housing Affordability Plan?

The Housing Opportunity Committee's objective when developing the goals and strategies below was to satisfy the State statutory requirement that the town have an affordable housing plan while also creating more "Housing Opportunity" for residents of all ages, incomes, and backgrounds. The plan lays out strategies that could help create **20 housing units over the next 5 years** that would be dedicated to remaining affordable to the 1,405 households in New Fairfield earning under 80% of the area median income by doing the following:

- 1. Support the New Fairfield Housing Trust**
- 2. Support affordable first-time homebuyer options**
- 3. Allow the development of smaller sized homes that could be downsizing options for older adults**
- 4. Increase awareness about the housing opportunity that accessory apartments can create**
- 5. Continue to raise awareness about housing needs and solutions**
- 6. Make sure the strategies in the plan are implemented**

Where can I go for more information?

To see a full copy of the DRAFT Town of New Fairfield Housing Affordability Plan, visit the town's website:

<https://www.newfairfield.org/our-town/boards-and-commissions/housing-opportunities-committee>

If you have questions or comments, contact the committee at:

housing@newfairfield.org

DRAFT Town of New Fairfield Housing Affordability Plan *Goals and Strategies Summary*

1. Support the New Fairfield Housing Trust

1. Include an article in the town newsletter and on local social media letting residents know about the opportunity to volunteer and who they can contact for more information.	HOC
2. Volunteers interested in supporting the New Fairfield Housing Trust (NFHT) will be invited to their regular monthly meetings. Guest speakers can be invited to these meetings to assist the NFHT decide on their first project including: <ul style="list-style-type: none"> • Litchfield County Center for Housing Opportunity • CT LISC (Local Initiative Support Corporation) • David Berto, Housing Enterprises, Inc. 	HT
3. Once the housing organization is ready, they can reach out to residents to ask them to consider private donations/low-cost land or buildings to get started.	HT/HOC

2. Support affordable first-time homebuyer options

1. Let residents know about the opportunity to donate land, funding or homes in need of renovation to the New Fairfield Housing Trust or Housatonic Habitat for Humanity to allow them to build first time homebuyer homes.	HOC
2. Increase awareness in town of CHFA (CT Housing Finance Authority), HDF (Housing Development Fund) and FHLB (Federal Home Loan Bank of Boston) down-payment assistance for income eligible first-time homebuyers and free first-time homebuyer education classes available in the area and online through an article in the town newsletter and other outreach efforts.	HOC
3. Raise awareness about the USDA Rural Development program that can help income eligible homeowners in New Fairfield purchase homes. https://www.usdaloans.com/	HOC
4. Conduct outreach to New Fairfield realtors to let them know about the programs listed above.	HOC

3. Allow the development of smaller sized homes that could be downsizing options for older adults

1. Consider allowing duplex or 2-family homes on parcels that can meet on-site well and septic requirements.	ZC
2. Consider allowing attached townhomes (3-4 attached) on parcels that can meet on-site well and septic requirements or consider an incentive housing overlay zone on a specific appropriate parcel or area to allow one development of this type.	ZC
3. Allow homes and buildings in the residential zones to be converted to 2 or 3 dwelling units if they can meet on-site well and septic requirements	ZC
4. Consider a "town or non-profit sponsored affordable housing" regulation like other small towns that have a local housing organization have adopted.	ZC

DRAFT Town of New Fairfield Housing Affordability Plan Goals and Strategies Summary

4. Increase awareness about the housing opportunity that accessory apartments can create

1. Include an article in the town newsletter twice per year to let people know about the option of creating an accessory apartment on their property.	HOC
2. Include easy to find information on the town's website about the zoning requirements for accessory apartments, and a "checklist" for how to create an apartment.	HOC
3. Allow accessory apartments that meet the requirements of the zoning regulation by site plan review rather than by special permit to reduce the additional time, cost, and uncertainty of a special permit process. Consider whether accessory apartments should be allowed to be rented short term.	ZC

5. Continue to raise awareness about housing needs and solutions

1. Present the housing needs summary and housing plan strategies to local organizations, faith communities, town boards and commissions on a regular basis.	HOC
2. New Fairfield needs both conserved open space and housing options. All existing preserved open space in town should remain so. Future parcels that become available could be considered for their potential for housing and/or conservation. Reach out to the Candlewood Valley Regional Land Trust to start engaging in this dialog.	HOC
3. Create a map of the town showing where good soils for septic systems are located. Share this with the Planning Commission, Zoning Commission, and New Fairfield Housing Trust.	BOS
4. Increase awareness of programs that assist with electricity and/or heating costs.	HOC
5. Continue to direct residents who are experiencing housing instability or are in danger of becoming homeless to call 211 or visit www.211ct.org to be directed to resources and services.	BOS

6. Make sure the strategies in the plan are implemented

1. Empower the New Fairfield Housing Opportunities Committee to spearhead the implementation of this plan.	BOS
2. Host an annual meeting of all lead entities listed in this Plan to report progress on plan implementation and agree on priority actions for the coming year. Following this meeting, provide an annual report on implementation progress to the BOS.	HOC
3. Reference the Housing Affordability Plan in the town's updated Plan of Conservation & Development (POCD).	PC
4. Consider the creation of a municipal housing fund (ex: Salisbury, CT and Washington, CT) to support the achievement of the goals and strategies in this plan. This could be funded by a portion of the conveyance fee that is already collected when properties are sold or it could be a line item in the town budget to support the ongoing work of the HOC.	BOS

BOS	Board of Selectmen
HOC	Housing Opportunities Committee
HT	New Fairfield Housing Trust
ZC	Zoning Commission

Summary Of Listening Sessions

Overview

In October and November of 2023, the Planning Commission conducted “listening sessions” to get input from local boards, officials, and non-profit organizations about issues they thought were important to the community. The sessions were conducted to inform the process of updating the 2014 Plan of Conservation and Development (POCD) for New Fairfield.

The information received is summarized in this booklet and is organized on the basis of the major themes being considered for the Plan of Conservation and Development.

Conservation-Related Issues

Natural Resources / Open Space / Historic Resources / Character & Ambience / Sustainability / Resiliency

See infrastructure section for strategies related to trails, sidewalks, and bike lanes.

Candlewood Lake Authority - Want to protect the lake and improve lake management. Want septic systems to be pumped annually. Lawn runoff affects the lake.

Land Trust - Want to preserve and protect natural areas. Want to steward lands. Would like to preserve more open space for passive recreation. Would like to create a system of trails. Would like to promote people’s connection to the land.

Inland Wetlands Commission - No organized comments. Have been reviewing current POCD.

Economic Development Commission - EDC did a survey pre-Covid and learned that people value Candlewood Lake. Want to keep zebra mussels out and protect the lake. Support development of trail systems to attract people for reasons other than just the lakes.

Historic Properties Commission - The historic property commission got “certified local government” status and got grants for historic inventories. Would like to see incentives to retain older houses?

Historical Society - Supports protection of historic resources. Would like better place to store documents. Would like some funding to supplement donations.

Preserve New Fairfield - Was created to preserve two houses in the town center. Got an endangered structures grant, first in Connecticut! Want to educate all groups on history. Also want to create climate controlled fire protected storage space.

Summary Of Listening Sessions

Zoning Commission - Adopted regulations for stormwater in 2014. Are in process of revising regulations and are looking at potential for solar panels, and charging stations.

Health Department –

- In the 1980s, DEEP was under a pollution abatement order but sewers were not approved. Town adopted a septic management program which works well. Need to maintain program.
- Water quality in Ball Pond Brook is impaired and this water flows directly into Candlewood Lake.

Board Of Selectman –

- Investigate alternative energy options to reduce expenses and “footprint”
- Seek ways to provide for EV charging stations in the Town Center
- Would like to come back to talk about a 5 to 10 year capital improvements plan

Board Of Finance –

- Need to start building resiliency into the POCD and local budgets so that funds will be available to address it

Development-Related Issues

Town Center / Business & Economic Development / Residential Development & Housing Needs

Economic Development Commission (EDC) - EDC was created in 2019. Did two surveys pre-Covid - one of residents and what they wanted and the other for businesses and what issues they face.

- Learned that people would like more restaurants in town.
- EDC found that necessary sewer / water infrastructure was not available. They support more infrastructure in the Town Center.
- EDC wants to improve the commercial tax base to relieve tax burden on homeowners. New Fairfield has one of the lowest commercial industrial components of tax base. Increasing the value of existing buildings would help improve the composition of the tax base.

Housing Opportunity Committee – Have been studying housing needs and housing issues in New Fairfield. Would like the adopted Affordable Housing Plan (Spring 2024) to be included in the 2024 POCD. Recommendations include:

- Would like to make accessory dwelling unit (ADU) process more user-friendly.
- Support mixed use (business and housing) in commercial district.
- Support 20% inclusionary requirement, but only for conservation subdivisions.
- Want to create a municipal housing fund.
- Encourage well-designed buildings with appropriate density. Not age restricted.

Summary Of Listening Sessions

Zoning Commission - Are in process of revising regulations and are looking at:

- Potential for cluster housing,
- Potential for affordable housing for seniors,
- Non-conforming lots and how to address this in update.
- Special permits.
- Regulations in light of installation of sewers in the town center area and concern that New Fairfield loses control of affordable housing.
- Making it easier to get permits in the business zones.

Health Department –

- Septic capacity does not really exist in the town center area so any redevelopment would probably require sewers.
- Some existing septic systems in the Town Center area are on top of the aquifer and have septic systems that are small and reaching end of life.
- Some businesses are required to use bottled water due to contamination of well water
- Some businesses have been unable to locate in New Fairfield (bake shop, brewery, etc.) due to limited septic capacity at the site.

Social Services – Following could benefit residents and help meet each individual's needs by:

- Addressing the need for affordable housing, especially rental properties and housing for older adults.

Infrastructure-Related Issues

Community Facilities & Services / Vehicular Transportation / Bike, Pedestrian, Transit / Utility Infrastructure

Board Of Selectman –

- Hope to create a plan for an updated Town Hall / municipal center. Vault space for the town clerk and office space.
- Would like to create a plan for a community center.
- Looking to add a grant writer to support local initiatives.
- Want to continue to implement the 2014 POCD in terms of maintaining water quality, preserving open space, and diversifying the tax base to support local projects.
- Would like to come back to talk about a 5 to 10 year capital improvements plan

Board of Education – Knows that needs of older residents will be considered in the POCD but also feels POCD needs to support younger people. Would like to see a community center for activities outside of school. Also want to enhance the schools because they are the centerpiece of our town and important to the community. Need to do renovations to the middle school and renovate athletic fields and tracks.

Summary Of Listening Sessions

Superintendent Of Schools - Want to be good stewards of their facilities:

- Feel that athletic facilities for schools and other organizations need attention. Stadium field first, followed by the lower field.
- Have already replaced the high school and the elementary school but the middle school building is 30+ years old. Building has needs for mechanical equipment, roof doors windows, etc. Many systems still work but more efficient systems are available. Add air-conditioning. Have space shortages for orchestra, choir, and often use the old cafeteria. Feel that building systems have 20-25 year useful life. Estimate the need is for this to be done in the next five years.. Want to renovate as new and would seek state funding.

Public Works –

- Working aggressively to comply with state and federal requirements related to stormwater drainage and water quality (MS4). Also struggling to keep up with pipe replacement damaged from salt and water over the years.
- The Public Works site is congested and there is limited room for expansion or storage. Would like more inside storage for trucks and equipment, heated or not. At present, 7 to 8 trucks are kept outside and this accelerates depreciation.
- Public Works does not have a 5 to 10 year plan. They are generally reactive as circumstances arise.



Permanent Building Commission - Have two roles - annual inspections of structures and administering certain building projects. Don't have any specific asks for the POCD.

Senior Center –

- Have building for events and activities but also work to help people who are aging in place. They provide social connections, counseling, care, and give support. They also coordinate with HART for senior transit.
- Building is expected to be adequate for the foreseeable future although anticipate increased usage in the future. Building issues they have are mostly keeping up with regular maintenance. Looking to renovate the front door to be ADA compliant. They get help from "Friends Of The Senior Center" who helped fund many activities, events, equipment, and furniture.

Summary Of Listening Sessions

Parks And Recreation –

- Town Park / Beach / Marina is expected to be a focus area. The beach house is going to be renovated and they may replace the snack shack with a gazebo. South end is used the most due to shallow water and they would like to make improvements at the north end to create a picnic area and connect to the marina. Overflow parking is on state property. Are replacing docks when they fail. Would like to add 30 slips which are rented at \$2000 per year. Have put money aside as a reserve for dock repair, which may have \$350,000 in it right now
- Would like to have their own space for their programs. They currently share school space, but have conflicts with school use. Do not know what this might look like. Also want storage space.
- Supports board of education assessment of the need to maintain fields and tracks.



Town Hall – Strugglers with inadequate office space, vault space, storage space, parking space, etc.

Library – Did some renovations eight years ago but are trying to keep up with building system needs and technology considerations. No plans to build a new building but want to adapt to community needs. Would like to create areas for quiet study or small meeting rooms. Looking at “pods” which are furniture type installations. Struggle with parking issues, the location and quantity and also the safety of people crossing the road. Money for programs is always an issue. Feels the library provides a social and community benefit. Competing needs: building must be maintained, technology must be provided, and staffing must be maintained.



Summary Of Listening Sessions

Social Services – Following could benefit residents and help meet each individual's needs by:

- Having the Food Pantry within the Social Services Department to protect privacy and allow client service at more hours of the day(would require additional space)
- Having additional space / rooms for privacy for meeting with residents and maintaining confidentiality.
- Having a Community Center for residents of all ages to provide programs to benefit mental and physical well-being, after-school programming, various youth group activities, and education workshops and classes for adults.
- While the Sweet Hart Bus and FISH provide transportation for older adults and disabled individuals, the town could provide additional transportation options for non-disabled adults below the age of sixty five.

Health Department – Recommends:

- The sewer system recommendation be retained in the POCD and pursue infrastructure grants to fund it.
- Recognize that septic system at the schools are about 30 years old and will need replacement. School buildings were upgraded, but septic were not. (see sewers recommendations elsewhere)
- POCD should be identified and clearly delineated in the POCD

Water Pollution Control Authority – Recommends continuing the recommendations from the 2003 and 2014 POCD for sewers in the Town Center area. The current sewer design report should be done in spring of 2024. It is very specific about the need to protect water quality, groundwater quality, and Ball Pond Brook. Sewers could also be used to tie in the schools, 55+ developments, churches, etc.

Board Of Finance – Need to recognize that it is becoming more difficult to attract volunteer members to the volunteer fire department. Transition to paid staffing for EMS costs \$750K ort so and fire staffing would be even higher

Summary Of Listening Sessions

Implementation-Related Issues

Permanent Building Commission - They do building inventories and assessments, but they do not have any sort of capital plan or program. They do help others with their long-term plans.

Board Of Selectman –

- Create a capital savings plan to help fund future capital projects
- Would like to come back to talk about a 5 to 10 year capital improvements plan

Board Of Finance - Not a policy board, but decide how to afford and fund Town needs/desires. Are aware of long-term plans with prioritized goals although these can often be the first things cut in the budget. Some key trends to be considered in the next 10 to 20 years:

- Climate change – resiliency and adaptation
- Town center – continue to promote sidewalks walking paths
- Middle school
- Sewer project
- Affordable housing initiatives for all ages
- Public safety – costs are rising and labor pool is shrinking

Board Of Finance – Recommend a Capital Planning Group composed of BOS / BOF/ BOE member to coordinate and collaborate planning as well as a long-term bonding plan from the Town treasurer.

Board Of Finance –

- Strategies with many lead agencies or no lead agencies will be challenging to implement because no one is effectively in charge.
- Put strategies in the actual chapters rather than a separate “action items” list divorced from the explanatory text
- Strive to focus the POCD on what can and should be accomplished in the next 5-10 years rather than a laundry list of items
- Need to start thinking regionally


Planning Commission - Stated that the POCD could be updated every three years to make it a living document

2023 POCD Survey Responses

In August / September of 2023, the New Fairfield Planning Commission undertook an on-line survey of residents and business owners to learn about issues important to the community. The survey was conducted to inform the process of preparing an update to the 2014 Plan of Conservation and Development (POCD) for New Fairfield. Over the course of the six-week period that the survey was open, 536 people participated.

The survey included two types of questions. Some questions were “close-ended” and participants were asked to select from a pre-defined list of alternative responses (i.e., age, gender, level of satisfaction, etc.). Those responses are presented in a separate report which is available on the “Documents” section of the Planning Commission webpage at <https://www.newfairfield.org/our-town/boards-and-commissions/planning-commission>.

This document summarizes responses to “open-ended” questions where a question was posed and participants could respond as they wished. The full listing of comments received may be obtained from the Planning Commission.



ON-LINE SURVEY


How Should New Fairfield Plan For Its Future?

The Town of New Fairfield is updating the Plan of Conservation and Development.


Please participate in the on-line survey and tell us what you think!

Go to the front page of Town website at newfairfield.org or at www.surveymonkey.com/r/New_Fairfield_Plan

Or use the QR code!



The survey will be open through midnight on September 17, 2023



<small>TOWN PLAN ON-LINE SURVEY</small> <small>How Should New Fairfield Plan For Its Future?</small> <small>On the front page of Town website at</small> newfairfield.org	<small>TOWN PLAN ON-LINE SURVEY</small> <small>How Should New Fairfield Plan For Its Future?</small> <small>On the front page of Town website at</small> newfairfield.org	<small>TOWN PLAN ON-LINE SURVEY</small> <small>How Should New Fairfield Plan For Its Future?</small> <small>On the front page of Town website at</small> newfairfield.org	<small>TOWN PLAN ON-LINE SURVEY</small> <small>How Should New Fairfield Plan For Its Future?</small> <small>On the front page of Town website at</small> newfairfield.org	<small>TOWN PLAN ON-LINE SURVEY</small> <small>How Should New Fairfield Plan For Its Future?</small> <small>On the front page of Town website at</small> newfairfield.org	<small>TOWN PLAN ON-LINE SURVEY</small> <small>How Should New Fairfield Plan For Its Future?</small> <small>On the front page of Town website at</small> newfairfield.org	<small>TOWN PLAN ON-LINE SURVEY</small> <small>How Should New Fairfield Plan For Its Future?</small> <small>On the front page of Town website at</small> newfairfield.org	<small>TOWN PLAN ON-LINE SURVEY</small> <small>How Should New Fairfield Plan For Its Future?</small> <small>On the front page of Town website at</small> newfairfield.org
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New Fairfield 2024 Town Plan

PLAN

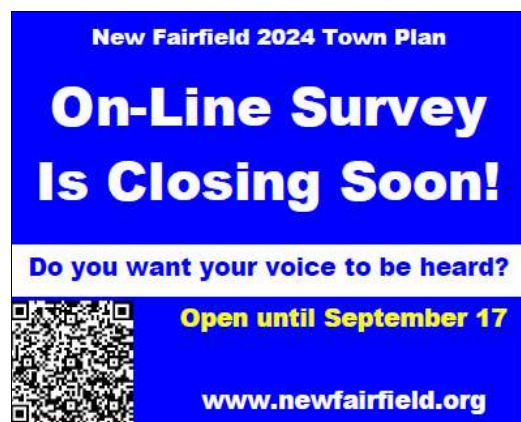
Like *Your* Kids Will Live Here

Tell us what *you* think!



Open until September 17


www.newfairfield.org



New Fairfield 2024 Town Plan

On-Line Survey Is Closing Soon!

Do you want your voice to be heard?



Open until September 17

www.newfairfield.org

Summary Of Open-Ended Responses

Q9 – Please list up to four things in New Fairfield you are proud of.

1. Character / Ambience (331)

- a. **Beauty / Appearance (84)** – Participants remarked about New Fairfield’s aesthetic beauty, beautiful area, land, natural features, property, scenery, and natural beauty. The town's rural atmosphere, beautiful lakes, state parks, natural parks, and scenic views contribute to its overall beauty.
- b. **Safe / Quiet / Clean (77)** – People mentioned various aspects of a safe community, including safety, the low crime rate, quiet atmosphere, and cleanliness of the town.
- c. **Size (61)** - Small-town life, small town feel, quaint town vibes, atmosphere, warmth, congeniality, and charm, such as tree lighting and parades, were mentioned.
- d. **Other (108)** – Other comments included a country-style living environment known for its small town center, parks, and small businesses. The town has a history of sports and is well-maintained, with a small town feel and a sense of pride in its residents.

2. Sense Of Community (245)

- a. Many people mentioned the overall sense of community, focusing on its caring nature, close knittedness, community spirit, and support for people. This includes the importance of community engagement, volunteerism, and support for new schools and kid sports.

3. Schools / Education (185)

- a. Participants expressed feelings about the importance of education, dedication to good public schools, and the reputation of the education system. Responses also highlight the importance of caring teachers, the involvement of parents in the schools, and the importance of a solid school environment.

4. Services / Facilities (133)

- a. Participants expressed pride regarding Town services and facilities including the library, the senior center, public works, the police force, and the volunteer fire department. Park and recreation facilities, including a beach, playground, basketball courts, and athletic fields. Were also mentioned.

5. Lakes / Ponds (122)

- a. Participants referenced Candlewood Lake, Squantz Pond and Ball Pond as wonderful amenities and popular destinations for outdoor activities and fun times.

Summary Of Open-Ended Responses

6. Amenities / Activities (122)

- a. Many participants mentioned the numerous recreational and sports activities for children, families, and residents, including sports clubs, youth sports programs, and community events such as parades, Christmas parades, and local celebrations. Additionally, there are hiking trails.

7. Businesses / Town Center (66)

- a. Some participants expressed appreciation for the village center with a mix of businesses, including chain stores and mom and pop stores. Some businesses were specifically mentioned

8. Location (41)

- a. People mentioned New Fairfield's easy access to NY and Danbury, convenient locations near 84 and 684, and good access to major roads. It is also close to various amenities, shopping, and transit hubs.

9. Other (141)

- a. **Government (19)** - The town government, including selectmen, town leadership, and staff, is competent and reliable, with plans to improve the town and passionate community leaders.
- b. **Housing (9)** – Some participants expressed pride about being a mostly single-family home community with few multi-family units.
- c. **Taxes (9)** – Some people expressed pride that taxes were lower than some other places.
- d. **Miscellaneous (104)** – Other thoughts expressed included a variety of thoughts including community diversity, including local shops, BSA troops, family, town history, and church.

Summary Of Open-Ended Responses

Q10 – Please list up to four things you are sorry about in New Fairfield.

1. Businesses / Town Center / Economic Development (335)

- a. **Lack Of Businesses (127)** – Participants were sorry about lack of businesses, including a lack of vibrant retail, high-quality restaurants, and a variety of dining options. Participants expressed a desire to attract more businesses to contribute to taxes.
- b. **Town Center (77)** – Participants were sorry that the town lacks a vibrant downtown area and does not exhibit much in the way of “charm”. They also felt that the town center lacks a main street, walkable downtown area, and a town green which inhibits the ability of the town center to develop socially and culturally.
- c. **Vacant Buildings (74)** – People are sorry that there are vacant commercial spaces and commercial sites making parts of the center feel like a ghost town. People feel the number of empty storefronts is high due to high rents and unresponsive landlords.
- d. **Other (57)** – People were sorry that there were not more higher quality restaurants and more appealing shopping choices.

2. Amenities / Activities (159)

- a. **Bike / Pedestrian (75)** – Participants were sorry that the town lacks safe places to walk, bike, and enjoy nature although they realized that this was partly due to its hilly landscape. There are also limited sidewalks and paved walking paths.
- b. **Activities / Recreation / Sports (27)** – Some participants wished there were more activities for preteens, teens, adults, and children in New Fairfield wished more emphasis would be placed on cultural, recreational, and arts activities.
- c. **General (57)** – Some participants felt sorry that there were not more amenities, recreational sites, and entertainment options, which might make it more suitable for working parents and children.

3. Services / Facilities (149)

- a. **Parks / Recreation (86)** – Participants felt that the town's beach area needs attention and that town parks need improvements, a community pool, and a community center.
- b. **Public Works (32)** – Some participants wished there were better road conditions in New Fairfield (speeding, etc.) and town's road maintenance was better.
- c. **Other (31)** – Some participants felt that the library needs better funding and programs, especially for kids. Some people expressed interest in an independent police department and more first responders.

Summary Of Open-Ended Responses

4. Taxes / Spending (139)

- a. A number of participants expressed dissatisfaction about increasing taxes and the impact this has on some members of the community. They expressed opinions that the town needs to keep taxes lower and/or offer more services to help residents, especially senior citizens.

5. Government (134)

- a. Some participants expressed frustration with spending priorities and overall decision making. Some participants claimed the town's government is not listening to citizens and is also lacking in transparency and responsiveness to residents' needs.

6. Discord (119)

- a. Some participants expressed frustration about what they see as a politically divided community– with both parties placing politics before all else and a lack of collaboration between political parties.

7. Schools / Education (86)

- a. Some participants in the survey were unhappy with elements of the educational system in terms of local funding (too little and too much), focus on buildings rather than teachers, achievement scores, etc.

8. Character / Ambience (69)

- a. Some participants expressed frustration with poor shopping, lack of visual appeal, lack of upkeep, roadside litter, and other issues.

9. Housing (57)

- a. Some participants felt the lack of affordable housing in the community is a significant issue, particularly with regard to attracting and retaining first responders, teachers, young adults, and seniors. Some participants felt the community needs more diverse housing options for seniors, single parents, and people who want to downsize.

10. Squantz Pond (33)

- a. A number of participant expressed frustration with the lack of management of Squantz Pond and issues such as overcrowding which can disrupt the entire community.

11. Other (173)

- a. Some participants were sorry about the town lacks of diversity while others were concerned about invasive species and poor management of the lake. Some felt the town has a misguided approach to development and needs to focus on sustainability.

Summary Of Open-Ended Responses

Q20 - What do you feel is the greatest challenge or need facing New Fairfield over the next 10 to 20 years?

1. Spending / Taxes (70 comments)

- a. Some participants felt that the greatest challenge or need will be to address spending and taxes. Some because it is straining their ability to afford it and others because they feel greater investments are needed in certain categories. Some feel that reducing property taxes will be essential to keeping the town affordable for middle-class or fixed-income residents – allowing young families to move in and seniors to stay.

2. Ambience / Character (44)

- a. Fear of change was expressed by a number of participants. Some want New Fairfield to remain a small, rural community which preserves its small-town feel, sense of community, and natural resources, such as lakes and preserves, and does not allow “over-development” or homes other than single-family homes.

3. Housing / Affordability (41)

- a. Some participants felt the greatest challenge or need was to provide for diverse housing options, including affordable housing for young adults and families, seniors, and for first responders and teachers. Options for people who wish to downsize were also mentioned.
- b. Some participants felt the greatest challenge / need was to address affordability challenges, especially for seniors (cost/ availability of age-appropriate housing in New Fairfield, real estate taxes, etc.).

4. Business / Economic Development (34)

- a. Some participants expressed the need to recognize the importance of filling and maintaining empty commercial real estate, attracting decent businesses, and easing tax increases on residents.

5. Education / Schools (24)

- a. Some participants felt that ensuring high-quality schools was the greatest challenge or need. This included attracting and retaining excellent teachers, bringing educational achievement up to the level of other local towns, and investing in schools to attract new residents and maintain a positive reputation.

6. Government (19)

- a. Some participants felt the greatest challenge / need was how to get government to work better in terms of consensus and fiscal responsibility.

Summary Of Open-Ended Responses

7. Town Center (17)

- a. Some participants felt the greatest challenge / need was finding ways to enhance the appearance and appeal of the town center by making it more pedestrian-friendly, enabling some housing options, addressing infrastructure issues, and diversifying uses / activities.

8. Discord (11)

- a. For some participants, the need for unity and addressing the divide between people (politics, social media, etc.) is the greatest challenge / need.

9. Sewers (10)

- a. Some participants felt that converting septic systems to sewage pipes in the town center is necessary for business growth, to attract businesses, and to help with taxes.

10. Other (86)

- a. **Diversity (9)** – Providing for a diverse population.
- b. **Amenities / Activities (7)** – Offering amenities and enhance vibrancy to attract new residents and make the town a destination.
- c. **Sustainability (7)** – Addressing climate change and sustainability are crucial for community resilience, preparing for severe storms, power outages, and poor air quality.
- d. **Sidewalks / Pedestrians / Bicycles (6)** - Making the town more pedestrian-friendly and accessible to all age groups by providing sidewalks, trails, and bus service.
- e. **Multiple Thoughts (41)** - Improving infrastructure, improving public areas, and attracting more businesses. Focusing on the Marjorie Reservoir Trail, focusing on affordable housing, and promoting business expansion. Additional sidewalks, bike paths, and recreational facilities. The town needs more businesses, restaurants, and a better downtown.
- f. **Other (22)** - The town needs a better community center for families, updated recreational areas, and affordable facilities. It should also maintain Candlewood Lake, address invasive species, adapt to change, and protect the environment. The town should focus on reducing taxes, improving roads, and addressing infrastructure issues. Additionally, zoning restrictions should be reduced to attract young families and maintain a welcoming environment.

Summary Of Open-Ended Responses

Q21 - If the POCD could make one thing happen for New Fairfield over the next decade or so, what would you want that to be?

1. Facilities / Services (39 comments)

- a. A number of participants expressed a desire for a multipurpose community center including a town pool, a new library, and recreation space, possibly at the old Consolidated School. Others expressed a more general desire for the town to improve its recreation facilities, such as expanding parks and improving Candlewood Beach.

2. Business / Economic Development (37)

- a. Some participants expressed a desire to attract more small businesses, lower taxes, and expand the tax base in New Fairfield. They indicated a desire for filling vacant retail space, introducing high-end restaurants, increasing walkability, increasing shopping options, and increasing the business tax base to reduce tax burden on residents.

3. Housing / Affordable Housing / Affordability (36)

- a. Some participants expressed a desire to provide affordable housing for diverse demographics, including seniors, young families, and others. It includes accessory dwelling units (ADUs), diverse housing options, and a 55+ senior living residence in New Fairfield. They also mentioned a place where people - young and old - could afford to come back to.

4. Town Center (35)

- a. Participants expressed a desire for improvements to the town center, including a vibrant downtown, a more walkable area, a town green, and pedestrian connections to the Marjorie Reservoir trail and to the schools. People also mentioned providing sewers.

5. Sidewalks / Pedestrians / Bicycles (29)

- a. Some participants stressed the importance of creating pedestrian-friendly and safe, accessible locations for cyclists and pedestrians to enjoy nature without fighting traffic.

6. Ambience / Character (28)

- a. Some participants emphasized the importance of maintaining the charm and character of New Fairfield by preserving open space and avoiding “low-income” housing.

7. Spending / Taxes (26)

- a. Some participants highlighted lowering taxes as the one thing they would want to see happen as a result of the POCD.

Summary Of Open-Ended Responses

8. Sewers / Utilities (26)

- a. Some participants promoted the need for public water and sewer, natural gas lines, and other infrastructure improvements to promote development in the town center and a stronger business tax base.

9. Education / Schools (10)

- a. Some participants want to prioritize education, improve educational quality, and fund the school system to reach the top 10% in CT, while enhancing special education, teacher pay, and school infrastructure.

10. Amenities / Activities (8)

- a. Some participants expressed interest in expanding park and recreation services, creating activities for young families, and adding more accessible community spaces. It also suggests improving the town beach area and restoring the playground.

11. Government (7)

- a. Some participants suggest improving local government and town boards. They also call for better communication about community events, and a focus on lasting improvements.

12. Sustainability (5)

- a. Some participants stressed creating a sustainable community and a more desirable place to live by addressing climate change, promoting environmental awareness, investing in renewable energy, and reducing fossil fuel use in New Fairfield. This also includes doing a better job managing local lakes and ponds.

13. Multiple Thoughts (30)

- a. Some participants expressed multiple thoughts encompassing a variety of ideas such as a lack of vibrant downtown, a community center, and a lack of businesses. The town should focus on filling empty commercial spaces and creating safe walking/bike trails, as well as creating affordable housing options, creating bike paths, and ensuring well-funded schools. The text also mentions the need to keep the lake healthy, maintain a rural character, and make New Fairfield a more desirable place for families and young people to thrive.

14. Other (41)

- a. Other issues raised included a noise ordinance, state initiatives that don't fit town values, zoning, and promoting open-mindedness for all. They also suggest addressing laws to preserve the historic character of New Fairfield.

Summary Of Open-Ended Responses

Q26 - Are there any other thoughts you would like to share with us today?

1. Ambience / Character (18)

- a. Participants want to maintain the town's charm and maintain its small-town feel. Additional thoughts included control over short-term rentals and concern about the impact of large developments and “low-income” housing on the town and its charm.

2. Planning / Implementation (10)

- a. Participants emphasized the need for accountability, a long-term strategy, and community unity in New Fairfield, urging for action plans, adherence to POCD recommendations, and adaptability for a vibrant future.

3. Government (8)

- a. Participants believe the community needs competent officials, improved communication with the public, and a focus on community development.

4. Facilities / Services (7)

- a. Participants felt the town needs improvements in transfer station services, a recreation center, a consolidated town hall, a senior center for younger seniors, increased funding for school system employees, and increased police patrols to address noise levels and unsafe driving.

5. Business / Economic Development (7)

- a. The town needs to increase tax base, support small businesses, and rent vacant storefronts for economic development.

6. Sidewalks / Pedestrians / Bicycles (6)

- a. The town needs more crosswalks, a reservoir walking path, pedestrian/cyclist friendly landscaping, sidewalks, and a recreational center to make it more pedestrian and bicycle friendly.

7. Town Center (4)

- a. The town center needs enhancement, including parking and pedestrian-friendly shopping, to become a destination. Sidewalks, storage facilities, and mediocre restaurants hinder the town's appeal. A better downtown area is needed for a more vibrant atmosphere. Absentee business landlords negatively impact town businesses, leading to vacant spaces.

Summary Of Open-Ended Responses

8. Diversity (4)

- a. New Fairfield needs to foster inclusivity and diversity to remain a vibrant community, appealing to young people and fostering a sense of belonging.

9. Housing / Affordable Housing (3)

- a. Some participants chose this part of the survey to indicate they oppose Connecticut's housing directives, suggest pushing back on government regulations, collaborating with other communities, and potentially suing if necessary.

10. Spending / Taxes / Cost Of Living / Affordability (6)

- a. Some participants urge the town to avoid unnecessary projects, avoid losing long-time residents due to high taxes, and maintain affordability in New Fairfield.

11. Multiple Thoughts (12)

- a. The town should prioritize investing in education and promoting local businesses. The town should focus on activities for young families and preserve local nature. Cooperation, transparency, and compromise between major boards are also needed.

12. Other (36)

- a. Participants stressed the importance of great schools, resource list for older homeowners, and solar-powered street lights. They also discuss the need to maintain its small town atmosphere. They suggest investing in the town and fostering civic responsibility. Some participants also mentioned the unique challenges faced by lake communities like New Fairfield due to zoning laws and non-conforming lots.

13. Thanks (21)

- a. Participants expressed gratitude for the hard work and dedication of volunteers in town government. It requests publicity for the POCD update and encourages input from the community.

14. Survey (6)

- a. Some participants felt the survey was poorly written, broad, and deceptive, forcing participants to choose unintended choices. They also felt it forced participants to prioritize important things over undesirable ones, making the results unreliable and unhelpful.

