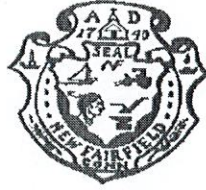


ZONING COMMISSION
Town of New Fairfield
(203)312-5646 Fax: (302)312-3508



SPECIAL PERMIT APPLICATION

* Application Number JP-24-002
Map: 19 Block: 6 Lot: 1
Zoning District: B/C

Please type or print:

Date: 1/23/24

Applicant: Caren Carpenter

Mailing Address: 2 Elwell Rd., New Fairfield, CT 06812

Project Address: 33 Route 37

Phone No: 203 648-0375

Owner(s) of Record: Town of New Fairfield, leased by Preserve New Fairfield

Address: 4 Brush Hill Road

Phone No: 203 - 312-5600

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

Regulation Section - 3.1.2 - Special Permit (A.)

For the following purpose: having a local history museum on the first floor & artifact storage on the second floor of the Parsonage & Hubbell House.

In compliance with the requirements of the Zoning Regulations, I am hereby submitting the fee, plans, documents, and additional information as required.

() Fee of **\$460.00*** as specified in Section 10.1.2C (\$200.00 application, \$60.00 State Surcharge and \$200.00 Two Legal Notice for Public Hearing and Results of Application Advertised in Newspaper).

() Letter of authorization from property owner stating an agent may apply for permit. Signature on letter must be original, not copied, facsimile or e-mail.



() Two (2) copies total which should consist of site plans including a A-2 SURVEY by a CT Land surveyor with existing and proposed percentage of impervious surfaces together with existing proposed site improvements including building, parking landscape access and egress, and **proposed signage**. A-2 survey shall be drawn at a scale of at least 1" = 50', and shall be on sheets either 36"x24" (check regulations for further details). See Zoning Official for additional requirements needed based upon applicant's proposal and use such as a required engineered site plan, architectural design, engineered traffic plan and design, etc.



() Eight (8) 11"x17" copies total which should consist of site plans including a A-2 SURVEY by a CT Land surveyor with existing and proposed percentage of impervious surfaces together with existing proposed site improvements including building, parking landscape access and egress, and **proposed signage**.

() Report from Health Department on adequacy of sewage disposal system and water supply. **Applicant to write letter requesting such report. Complete description to be included.**

() Proposed use(s) – written statement describing in detail proposed uses(s).

() Traffic Study – Ten (10) copies if development anticipates the generation of more than one hundred (100) vehicular trips per day.

() Report(s) from other Town Agencies (if required) as follows:

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

() Copy of additional information as follows: _____

Applicant to write letter requesting such report. Complete description of project to be included.

() Attach a list with the names and addresses of all adjacent property owners including those across any adjacent roadways. Submit proof that all such neighbors have been notified of this proposed activity. These letters shall be sent **CERTIFIED MAIL with RETURN RECEIPT**. A copy of the letter sent, certified mail receipt, and return receipt shall be submitted to the Commission 48 hours prior to the Public Hearing. (See page 3).

() If you wish to hire an agent or an authorized permit expeditor to go forward with your application, site plan, or special permit include a signed authorization letter from the property owner with a live signature.

Melina A. Doherty 1/23/24
Signature of Owner (date)

[Signature]
Signature of Applicant (date)

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



To: (Name and Address of abutting property owner)

Date:

From: (Applicant)

Dear:

As a requirement of the New Fairfield Zoning Commission, I/we are notifying you, as you are an abutting property owner of ____ (address of property) _____. I/we are submitting an application to construct a ____ (type of project) _____. The date and time of the Zoning Commission meeting is December 7, 2022 at 7:30 pm. The Zoom Link is: <https://zoom.us/j/93355662705>.

If you have any questions, the applicant is on file in the Land Use Department of Town Hall.

_____(Your Signature)_____

CERTIFIED MAIL: RETURN RECEIPT NUMBER: _____
certified mail number

For Office Use Only



- This Application Complies with the requirements of the Zoning Regulations.
- This Application Does Not Comply with the requirements of the Zoning Regulations.

Application Complete: _____ Yes _____ No

The application fails to comply as follows: _____

Comments: _____

Reviewed by Zoning Enforcement Officer _____ Date _____

Date of Receipt by Zoning Commission: _____

Date of Scheduled Public Hearing: _____

Date of Commission Action: _____ Legal Notice Published: _____

Application Approved

Application Denied

Application Approved & Modified

Conditions: _____

Preserve New Fairfield, Inc.
P.O. Box 8037
New Fairfield, CT 06812

Re: Agent Authorization

The undersigned, registered property lessee of the Town of New Fairfield-owned Hubbell House and Parsonage Museums at 34 Route 37 in New Fairfield, do hereby authorize Caren Carpenter, Registered Architect, of 2 Elwell Road, New Fairfield, CT 06812, to act on our behalf and take all actions necessary for the preparation and submission of a variance application to the Zoning Board of Appeals of New Fairfield, Connecticut, including, but not limited to, working with a surveyor to finalize lot maps.

Faline Schneiderman

Faline Schneiderman
Co-President, Preserve New Fairfield

Date: January 23, 2024

Susan Andres

Susan Andres
Co-President, Preserve New Fairfield

Date: January 23, 2024

Attached you will find the plans for the two historic buildings. The first floor will only be used for the museum. The s.f. for the Parsonage first floor is 1226 and the Hubbell House has 918 s.f. on the first floor. They don't have the funds to put in the septic and bathroom at this time, so this is not part of this special permit. The proposed shed will house the golf cart and carriage and are not to be used as a museum, only storage. The museums will be open every other weekend during the summer from 1-4 during the summer. There will be two volunteers there when they are open.

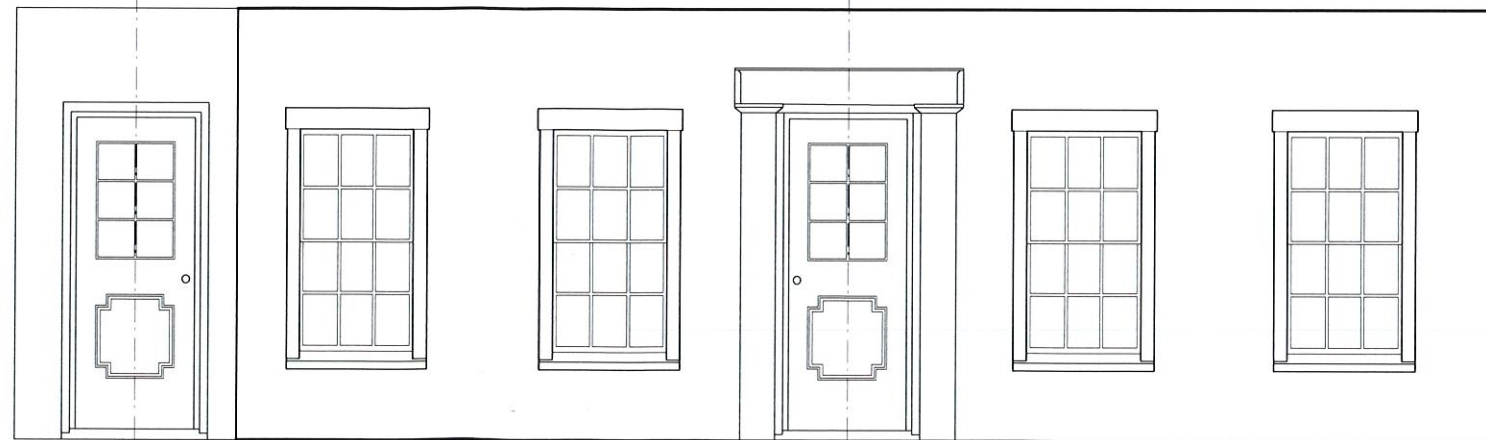
Peter de Bretteville
Architect
146 Deepwood Dr
Hamden
CT 06517
203 494 9303

Drawn By _____ Checked By _____

Architect Seal & Signature



East Elevation



Porch Wall

Preserve New Fairfield

The Parsonage
New Fairfield CT

Revisions

East Elevation
1/4"=1'0"

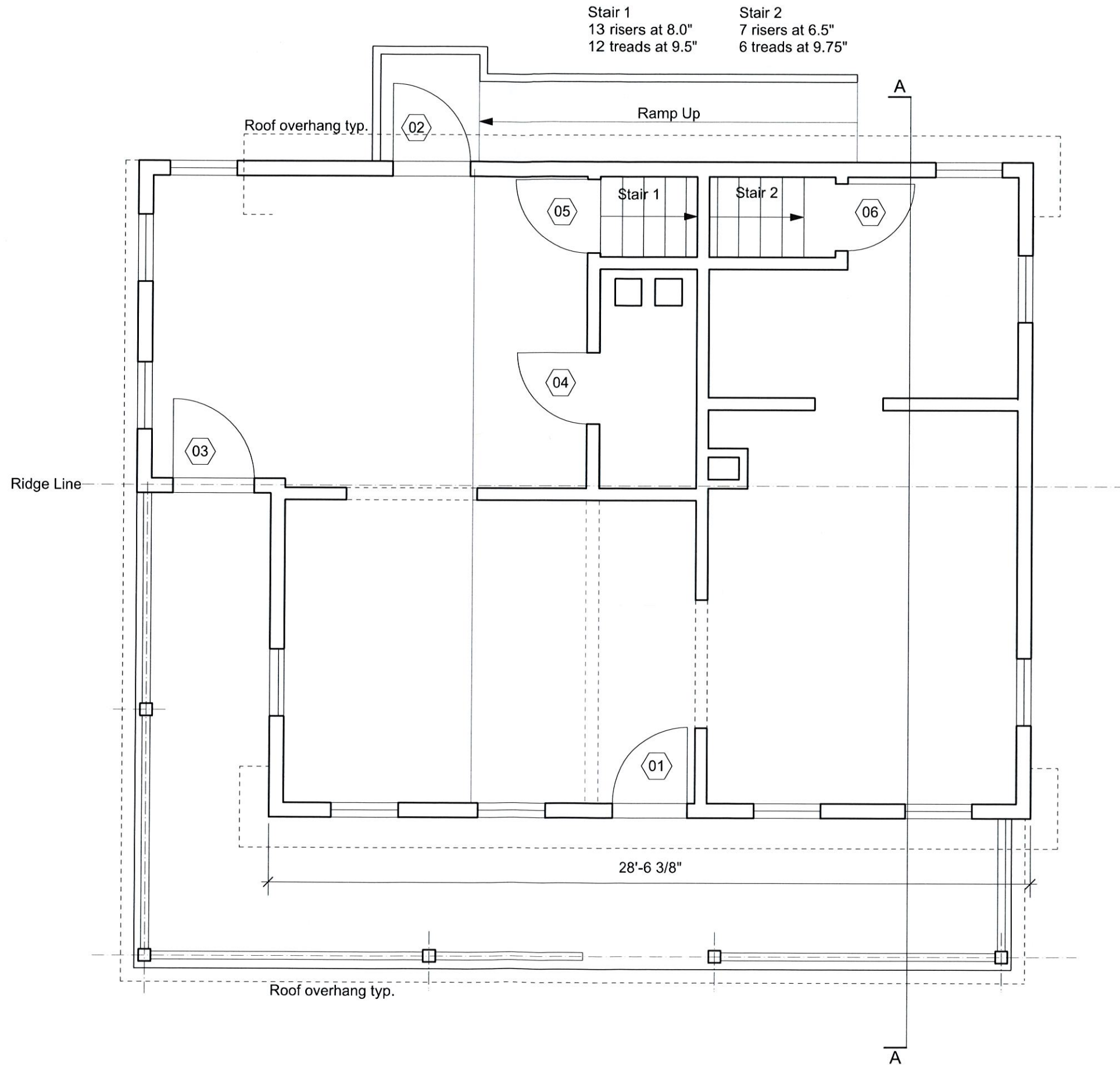
A03.1



Peter de Bretteville
Architect
146 Deepwood Dr
Hamden
CT 06517
203 494 9303

Drawn By _____ Checked By _____

Architect Seal & Signature _____



Preserve New Fairfield

The Parsonage
New Fairfield CT

Revisions

First Floor Plan
1/4"=1'0"

A01.1

Peter de Bretteville
Architect
146 Deepwood Dr
Hamden
CT 06517
203 494 9303

Drawn By _____ Checked By _____

Architect Seal & Signature _____

Ridge

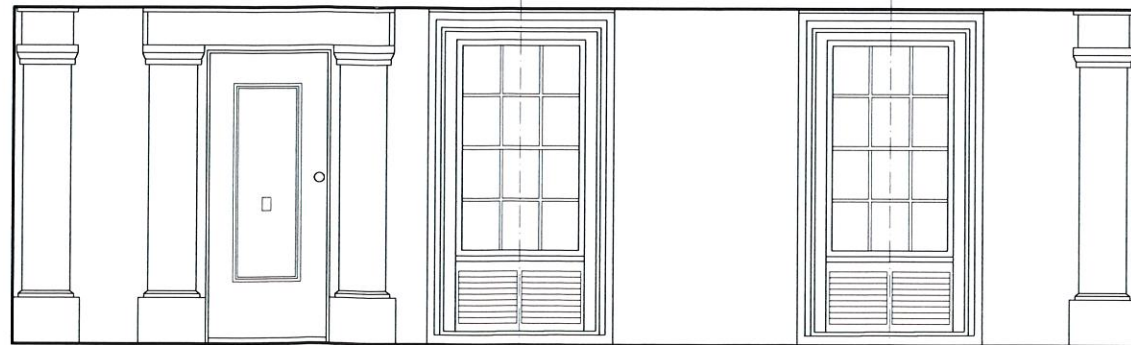
Ceiling

Second Floor FF

First Floor FF

Grade

Crawl space FF



Porch Wall

Preserve New Fairfield

Hubbel House
New Fairfield CT

Revisions

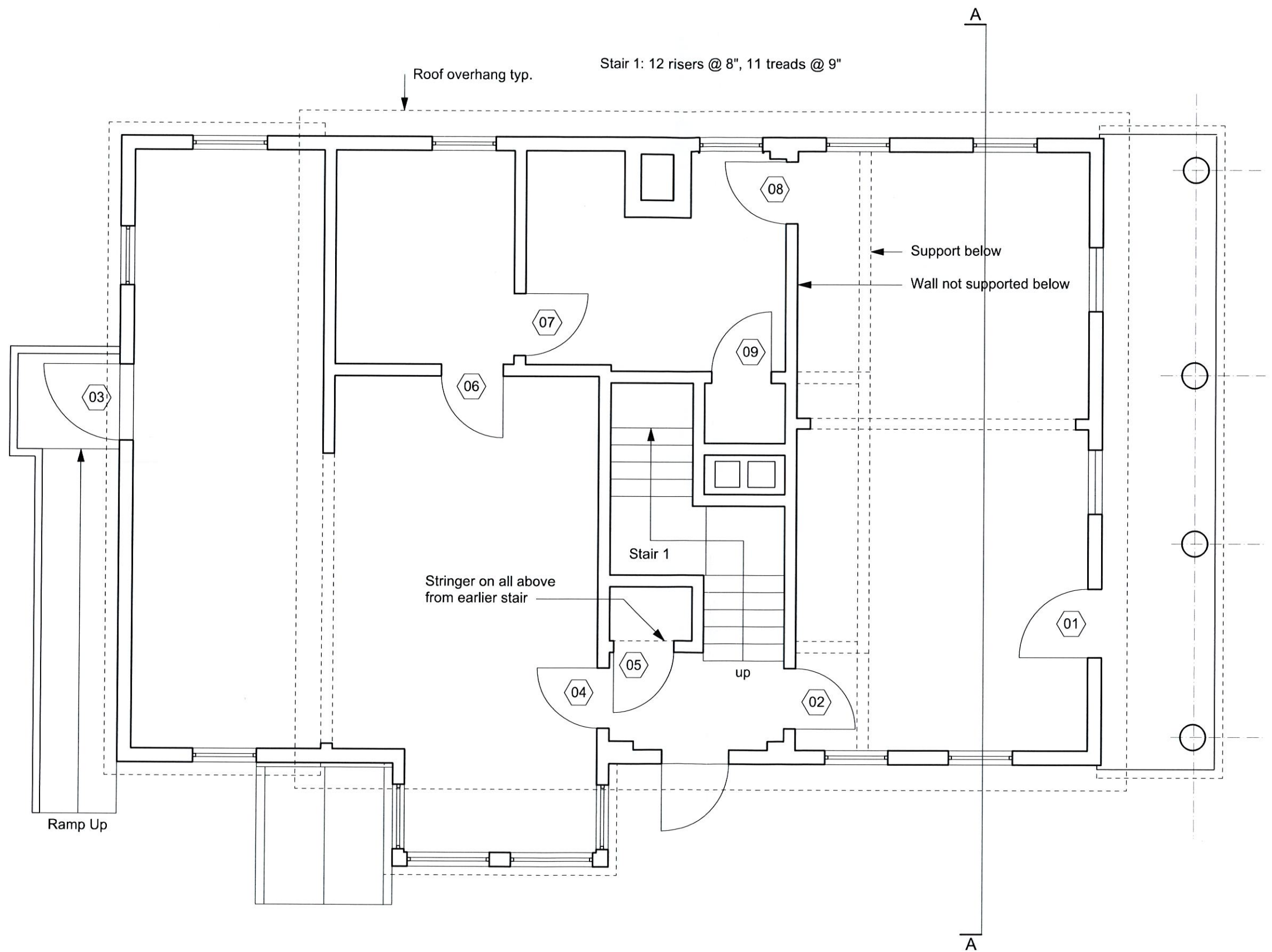
East Elevation
1/4"=1'0"

A03.1

Peter de Bretteville
Architect
146 Deepwood Dr
Hamden
CT 06517
203 494 9303

Drawn By _____
Checked By _____

Architect Seal & Signature



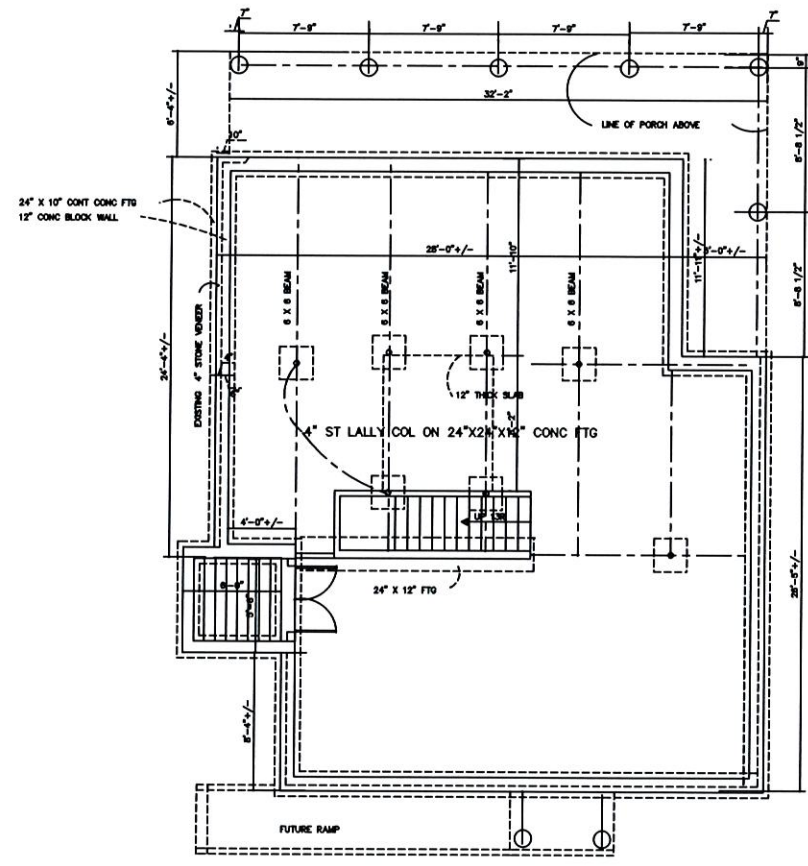
Preserve New Fairfield

Hubbel House
New Fairfield CT

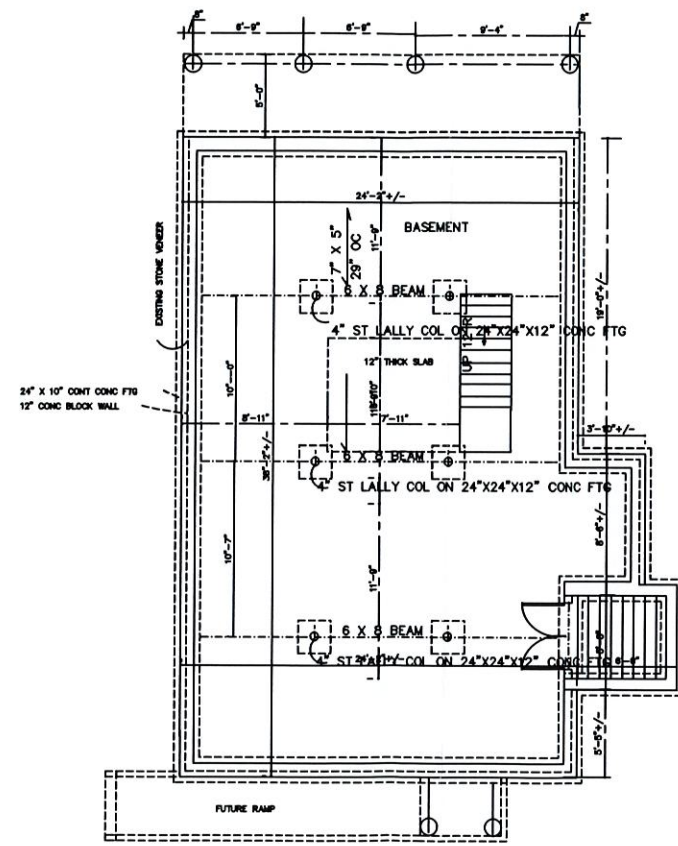
Revisions

First Floor Plan
1/4"=1'0"

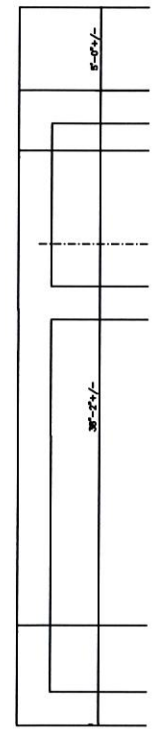
A01.1



PARSONAGE FOUNDATION PLAN



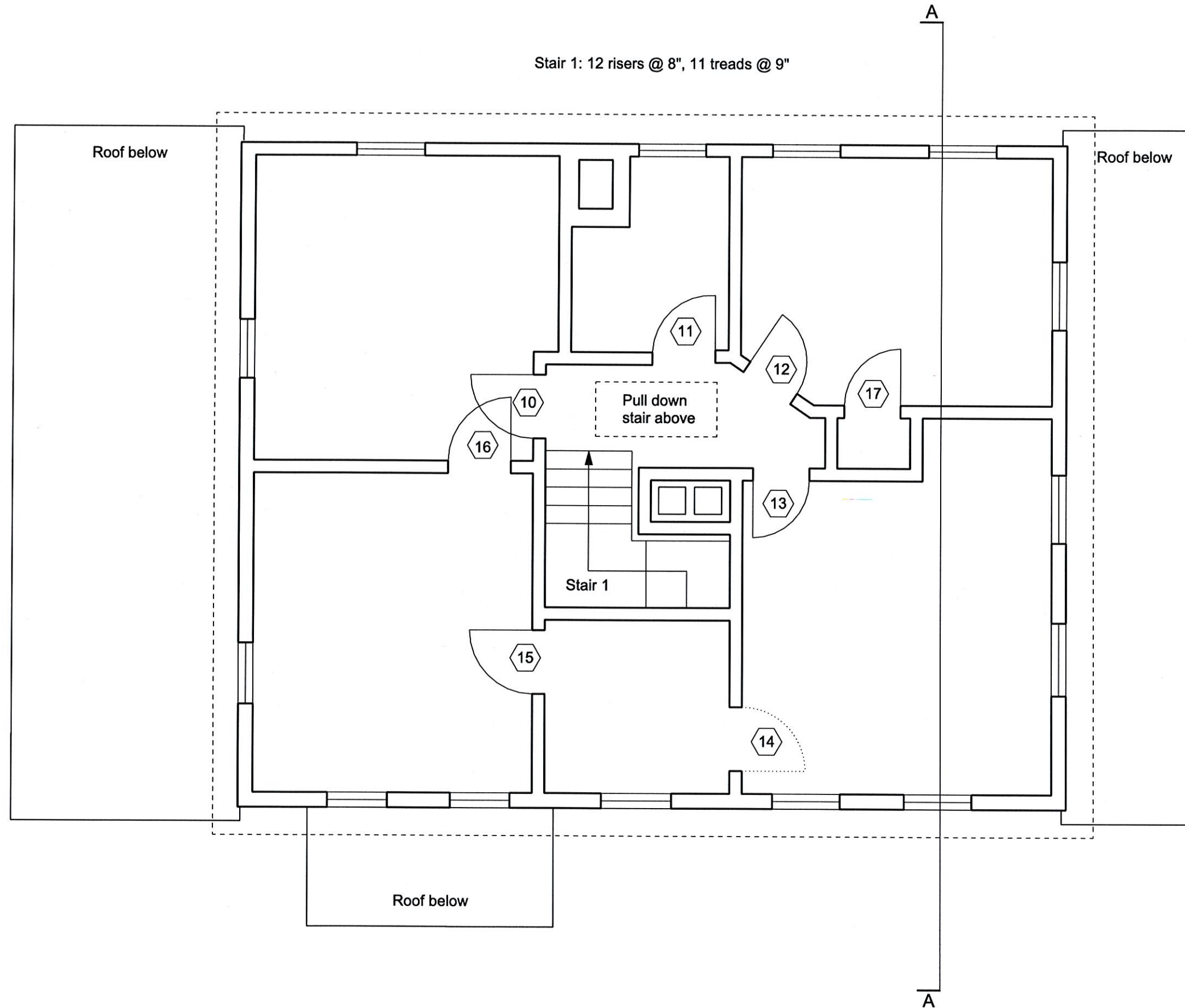
FOUNDATION PLAN



Peter de Bretteville
Architect
146 Deepwood Dr
Hamden
CT 06517
203 494 9303

Drawn By _____ Checked By _____

Architect Seal & Signature _____



Preserve New Fairfield

Hubbel House
New Fairfield CT

Revisions

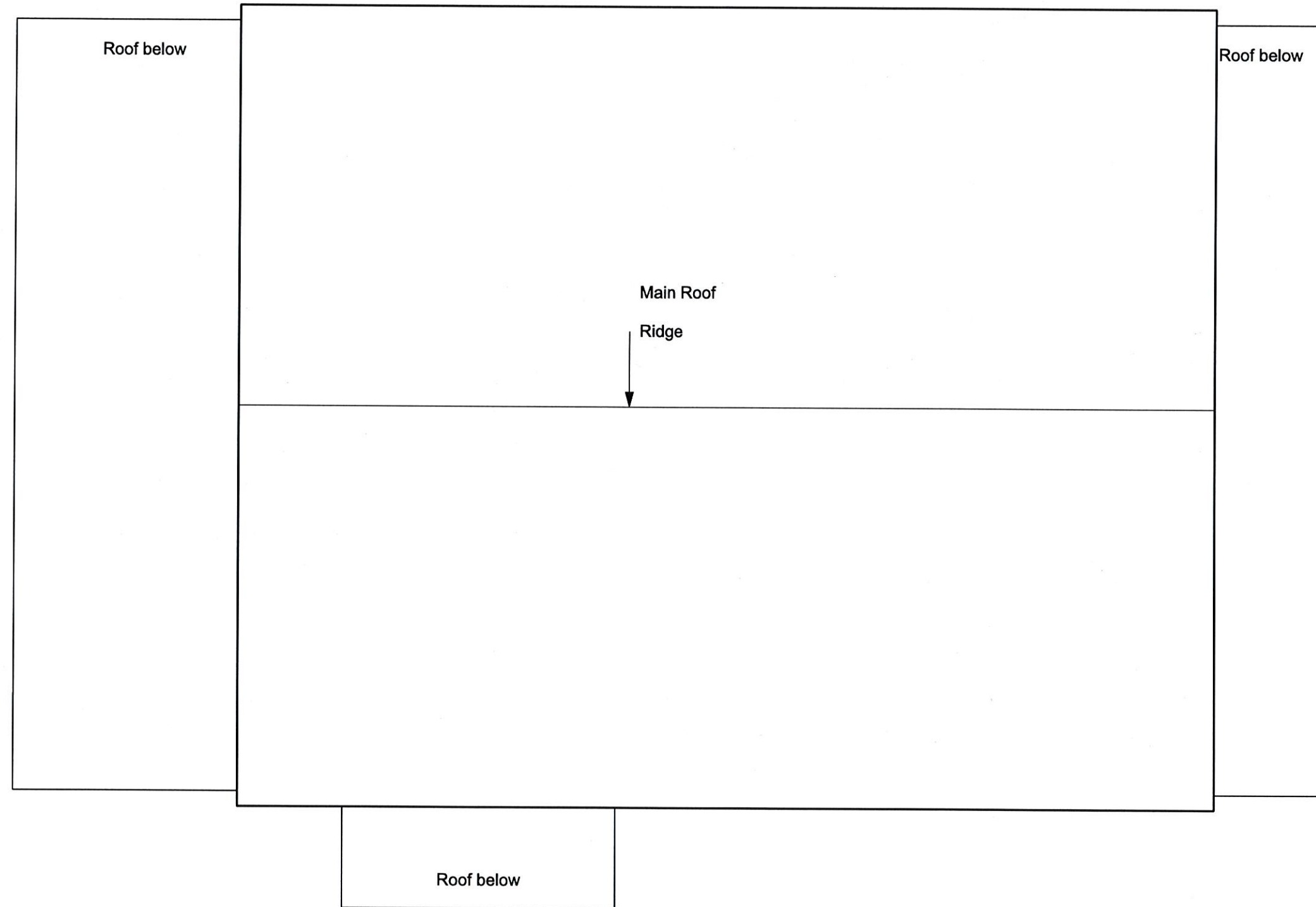
Second Floor Plan
1/4"=1'0"

A01.2

Peter de Bretteville
Architect
146 Deepwood Dr
Hamden
CT 06517
203 494 9303

Drawn By _____ Checked By _____

Architect Seal & Signature



Preserve New Fairfield

Hubbel House
New Fairfield CT

Revisions

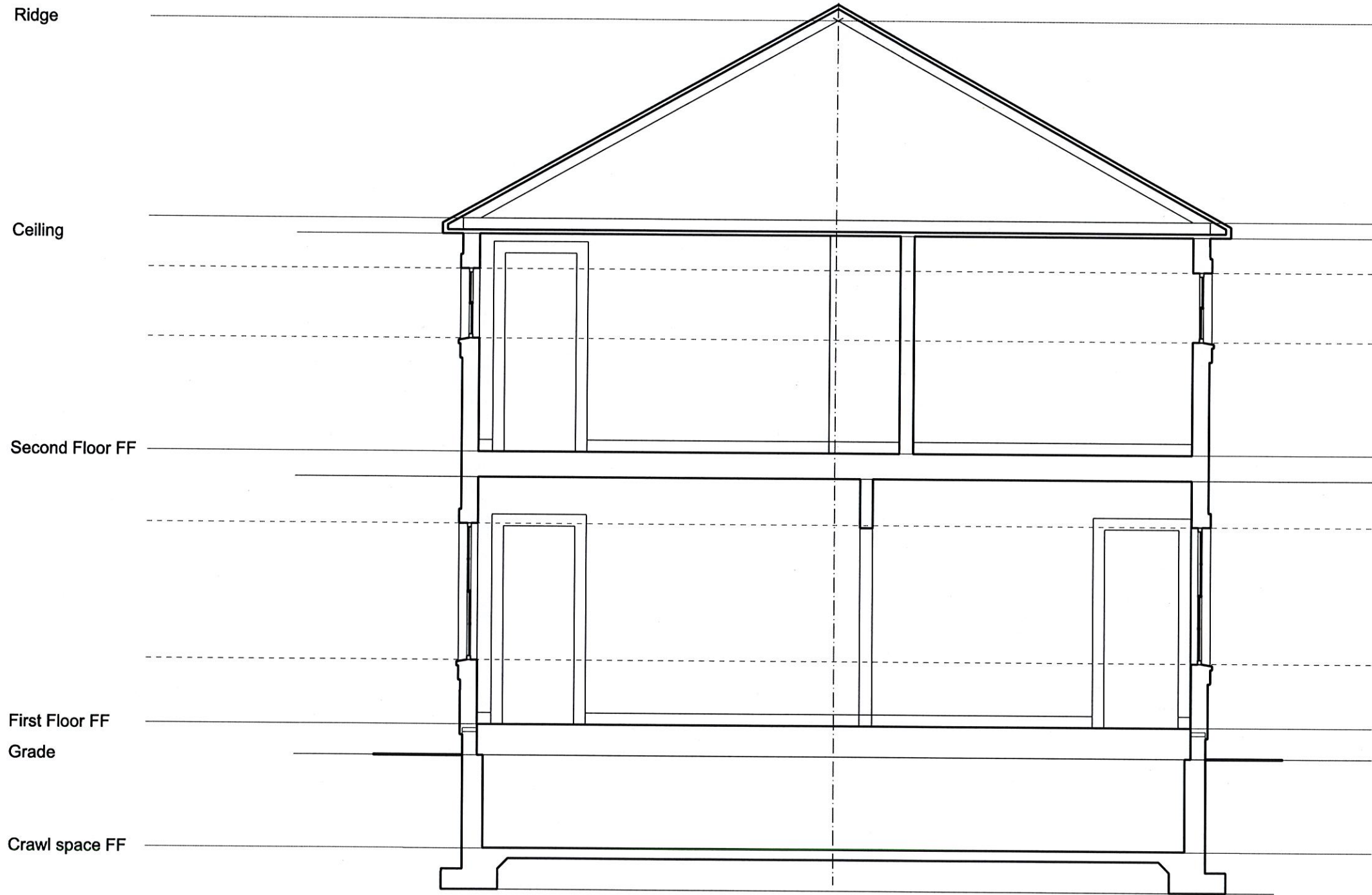
Roof Plan
1/4"=1'0"

A01.3

Peter de Bretteville
Architect
146 Deepwood Dr
Hamden
CT 06517
203 494 9303

Drawn By _____
Checked By _____

Architect Seal & Signature



Preserve New Fairfield

Hubbel House
New Fairfield CT

Revisions

Section AA
1/4"=1'0"

A02.1

Peter de Bretteville
Architect
146 Deepwood Dr
Hamden
CT 06517
203 494 9303

Drawn By _____
Checked By _____

Architect Seal & Signature

Ridge

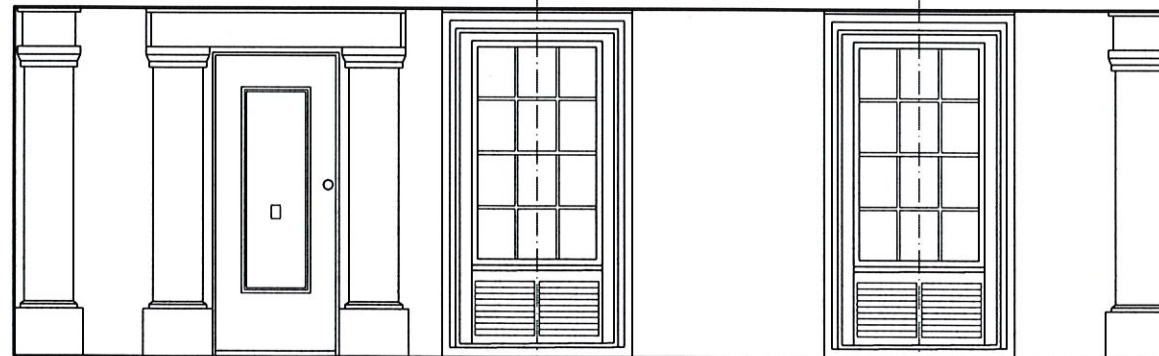
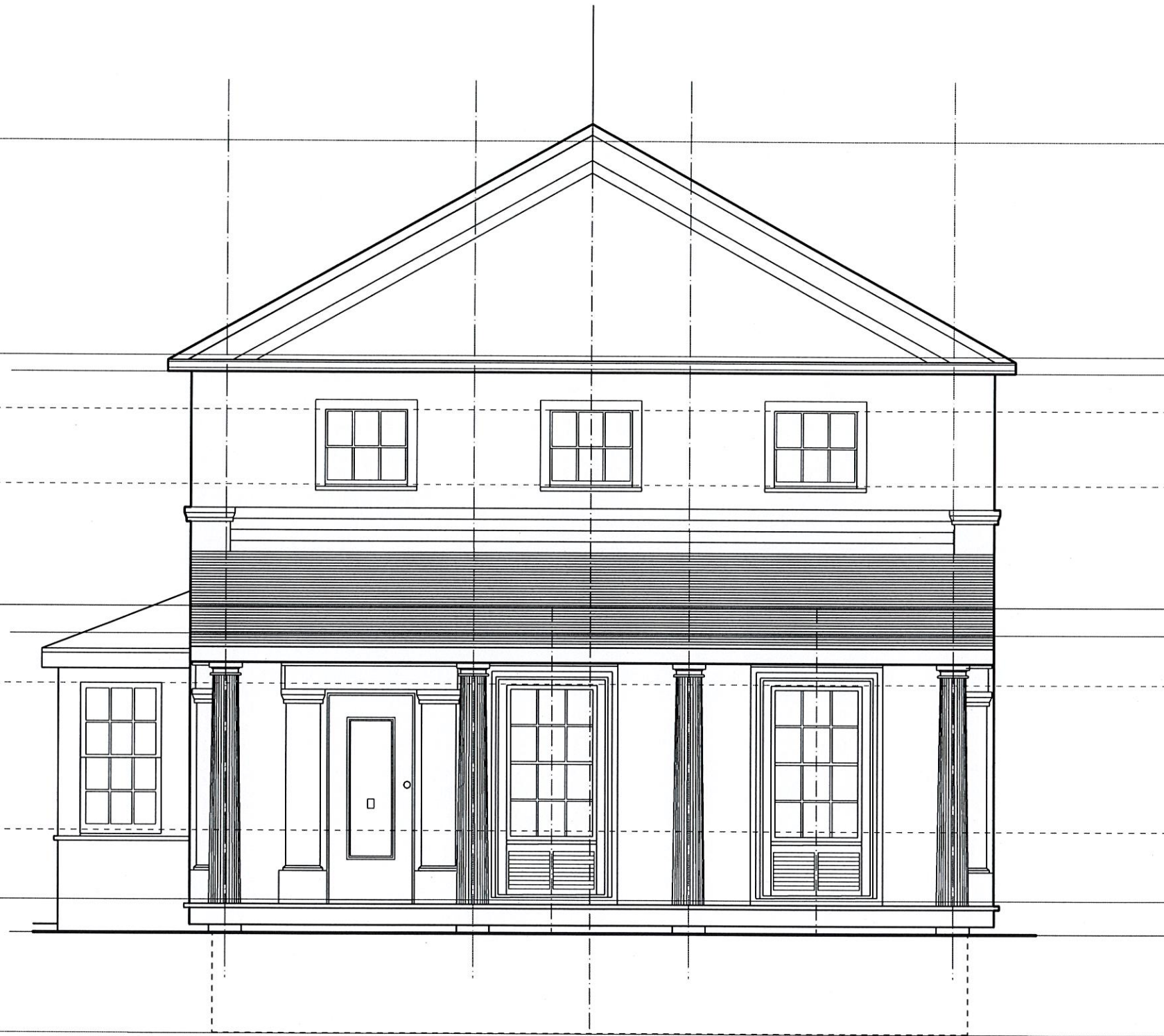
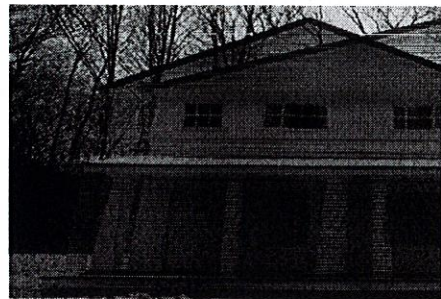
Ceiling

Second Floor FF

First Floor FF

Grade

Crawl space FF



Porch Wall

Preserve New Fairfield

Hubbel House
New Fairfield CT

Revisions

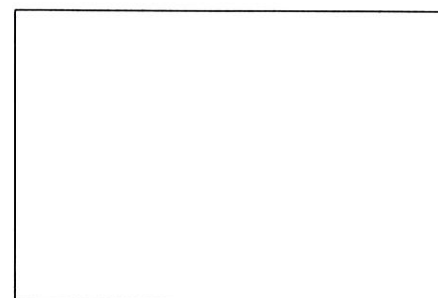
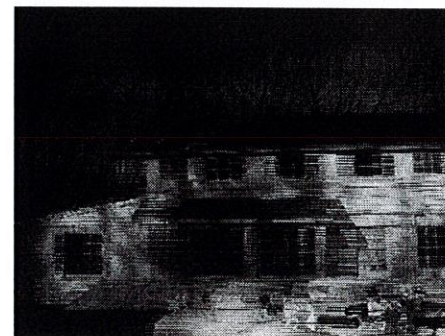
East Elevation
1/4"=1'0"

A03.1

Peter de Bretteville
Architect
146 Deepwood Dr
Hamden
CT 06517
203 494 9303

Drawn By _____ Checked By _____

Architect Seal & Signature _____



Preserve New Fairfield

Hubbel House
New Fairfield CT

Revisions

South Elevation
1/4"=1'0"

A03.2

Peter de Bretteville
Architect
146 Deepwood Dr
Hamden
CT 06517
203 494 9303

Drawn By _____ Checked By _____

Architect Seal & Signature _____



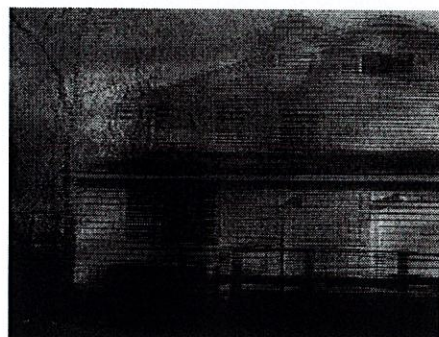
Preserve New Fairfield

Hubbel House
New Fairfield CT

Revisions

West Elevation
1/4"=1'0"

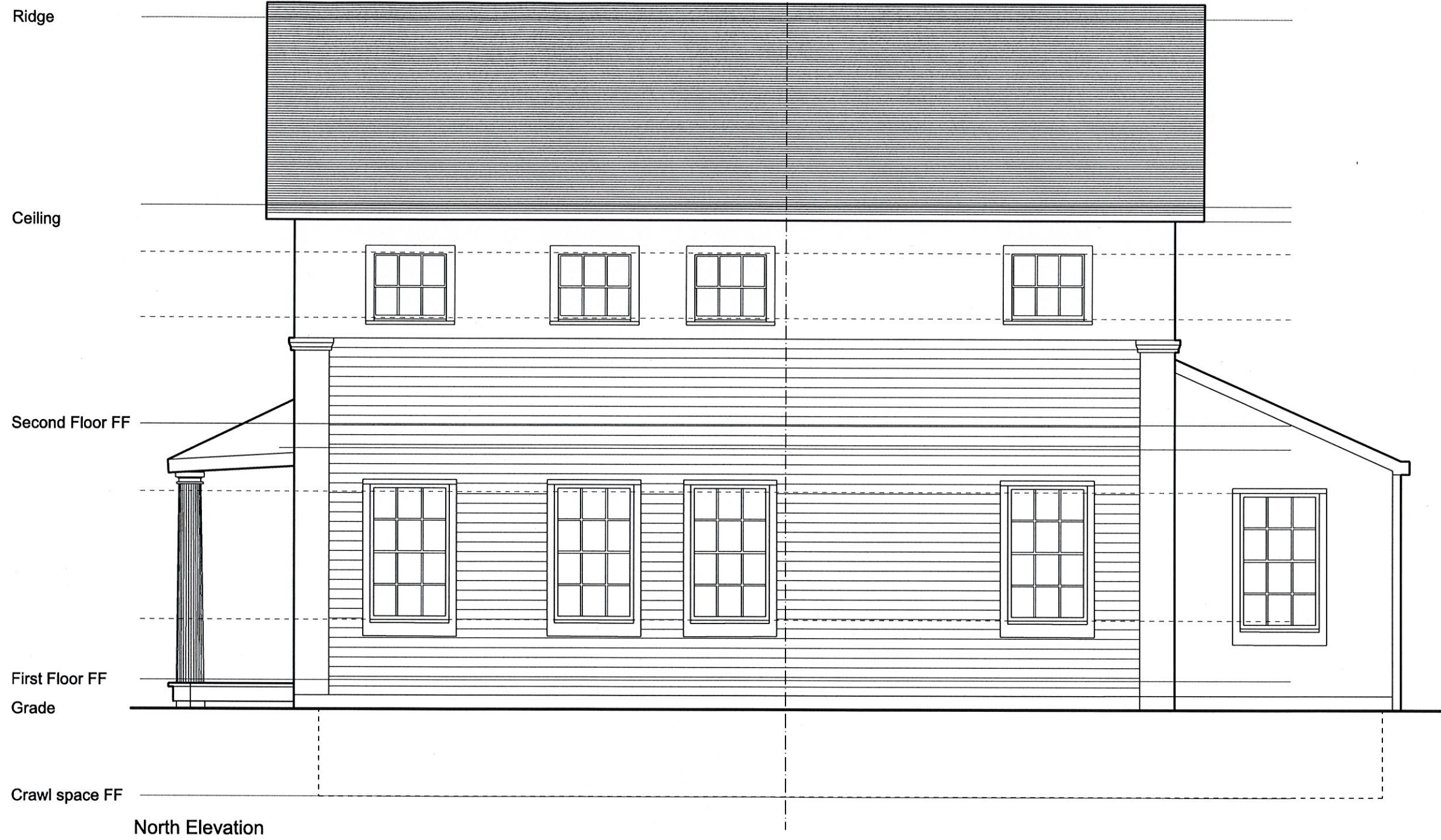
A03.3



Peter de Bretteville
Architect
146 Deepwood Dr
Hamden
CT 06517
203 494 9303

Drawn By _____ Checked By _____

Architect Seal & Signature _____



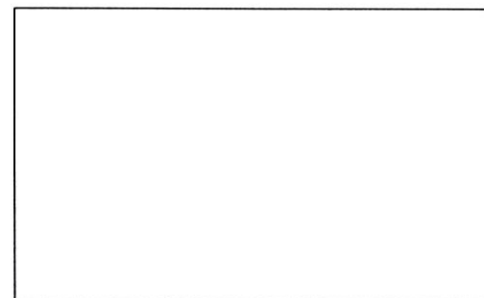
Preserve New Fairfield

Hubbel House
New Fairfield CT

Revisions

North Elevation
1/4"=1'0"

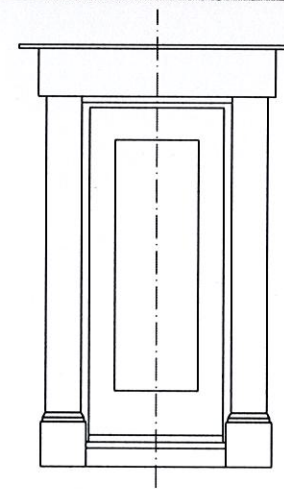
A03.4



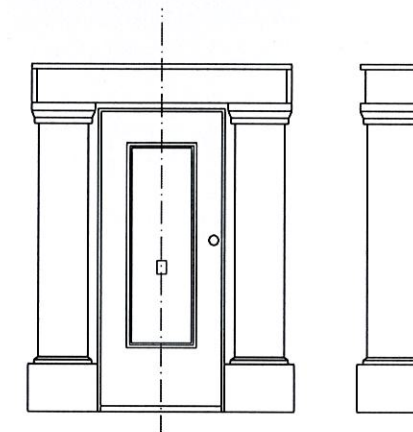
Peter de Bretteville
 Architect
 146 Deepwood Dr
 Hamden
 CT 06517
 203 494 9303

Drawn By _____ Checked By _____

Architect Seal & Signature _____



Side Door



Front Door & Pilaster



Column

| No | WxH | t | Material | Remarks |
|----|-------------|---|----------|---------|
| 01 | 32"x76" | | | |
| 02 | 35 3/4"x80" | | | |
| 03 | 28 1/2"x76" | | | |
| 04 | 28"x76" | | | |
| 05 | 28"x75" | | | |
| 06 | 28"x76" | | | |
| 07 | 29"x76" | | | |
| 08 | 29"x76" | | | |
| 09 | 28"x75" | | | |

Preserve New Fairfield

Hubbel House
 New Fairfield CT

Revisions

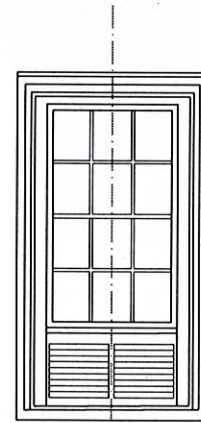
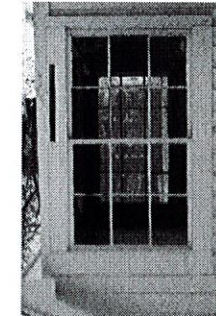
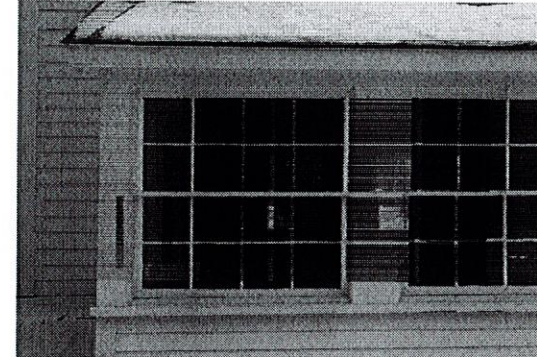
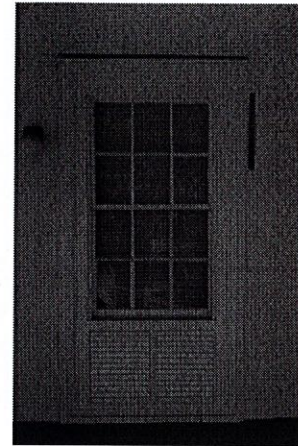
Doors Schedule
 scale 1/4"=1'0"

A06.1

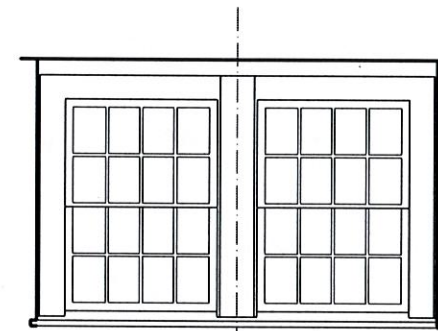
Peter de Bretteville
Architect
146 Deepwood Dr
Hamden
CT 06517
203 494 9303

Drawn By _____ Checked By _____

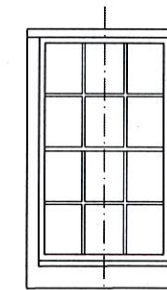
Architect Seal & Signature _____



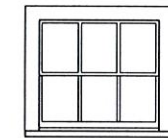
Porch Window



Bay Front Window



Bay Side Window



Upper Window

Preserve New Fairfield

Hubbel House
New Fairfield CT

Revisions

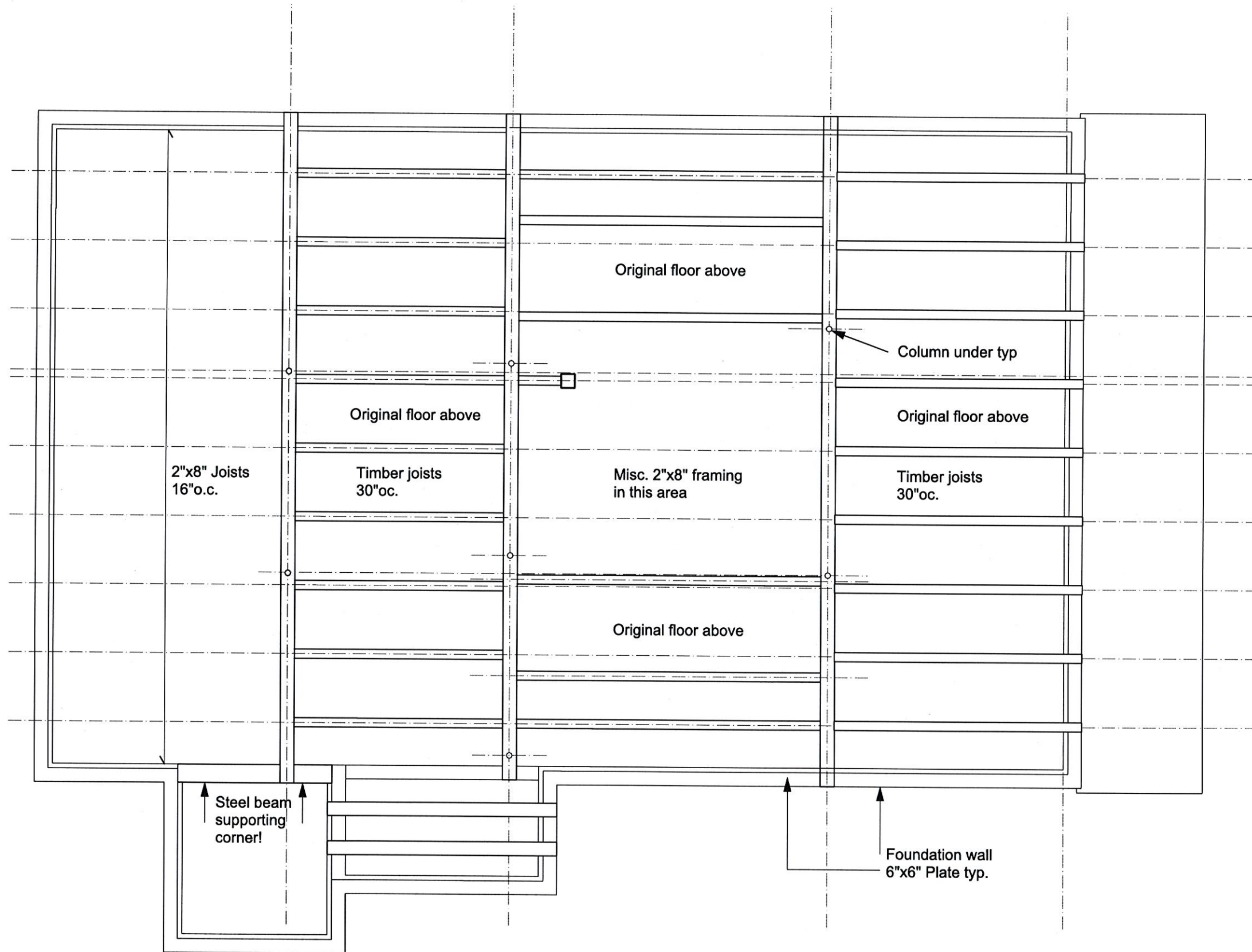
Window Schedule
scale 1/4"=1'0"

A06.2

Peter de Bretteville
Architect
146 Deepwood Dr
Hamden
CT 06517
203 494 9303

Drawn By _____ Checked By _____

Architect Seal & Signature _____



Note: Quantity of members and relationships are as shown. Locations are approximate.

Preserve New Fairfield

Hubbel House
New Fairfield CT

Revisions

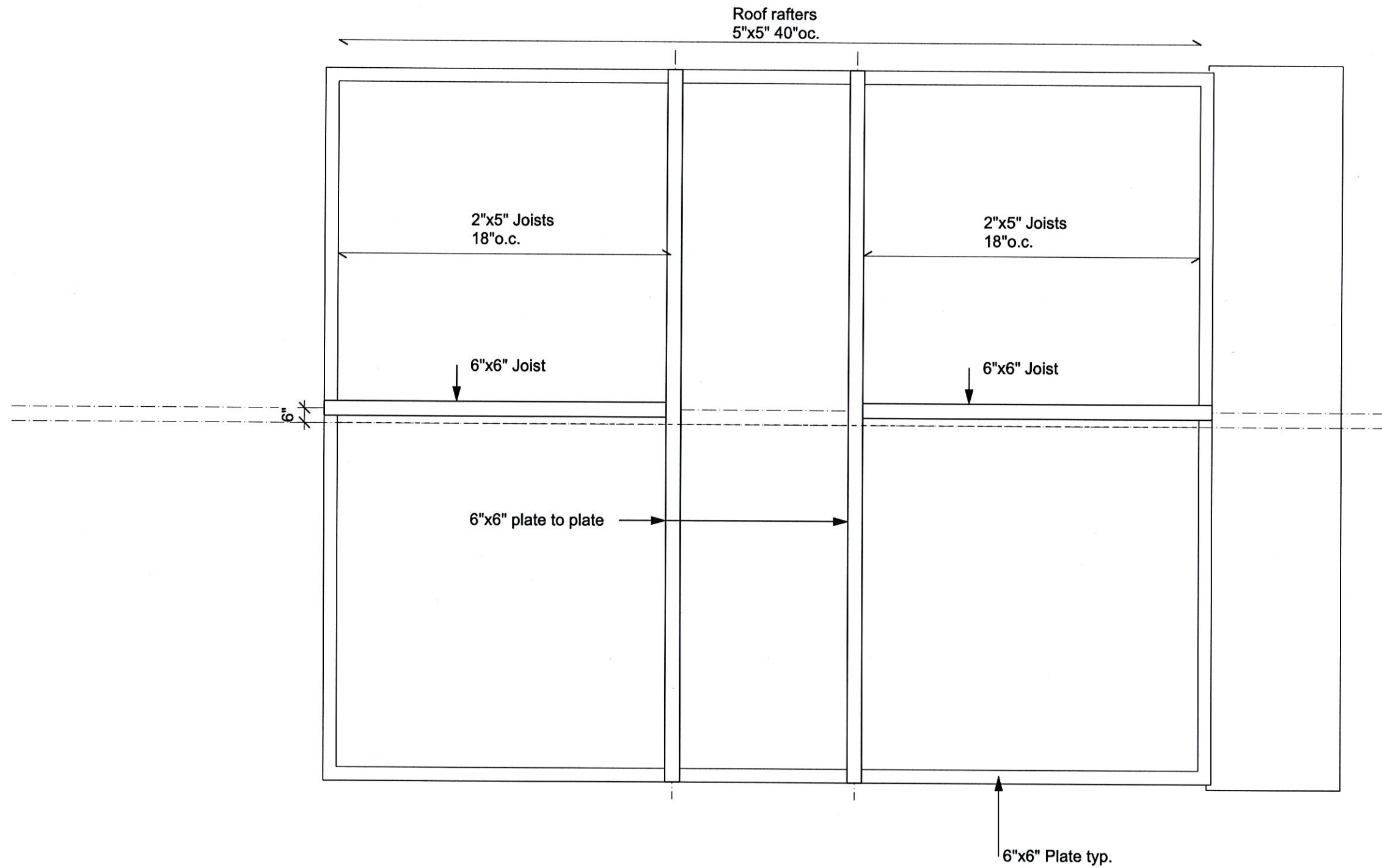
1st Floor Framing Plan
1/4"=1'0"

S01.1

Peter de Bretteville
Architect
146 Deepwood Dr
Hamden
CT 06517
203 494 9303

Drawn By _____ Checked By _____

Architect Seal & Signature _____



Preserve New Fairfield

Hubbel House
New Fairfield CT

Revisions

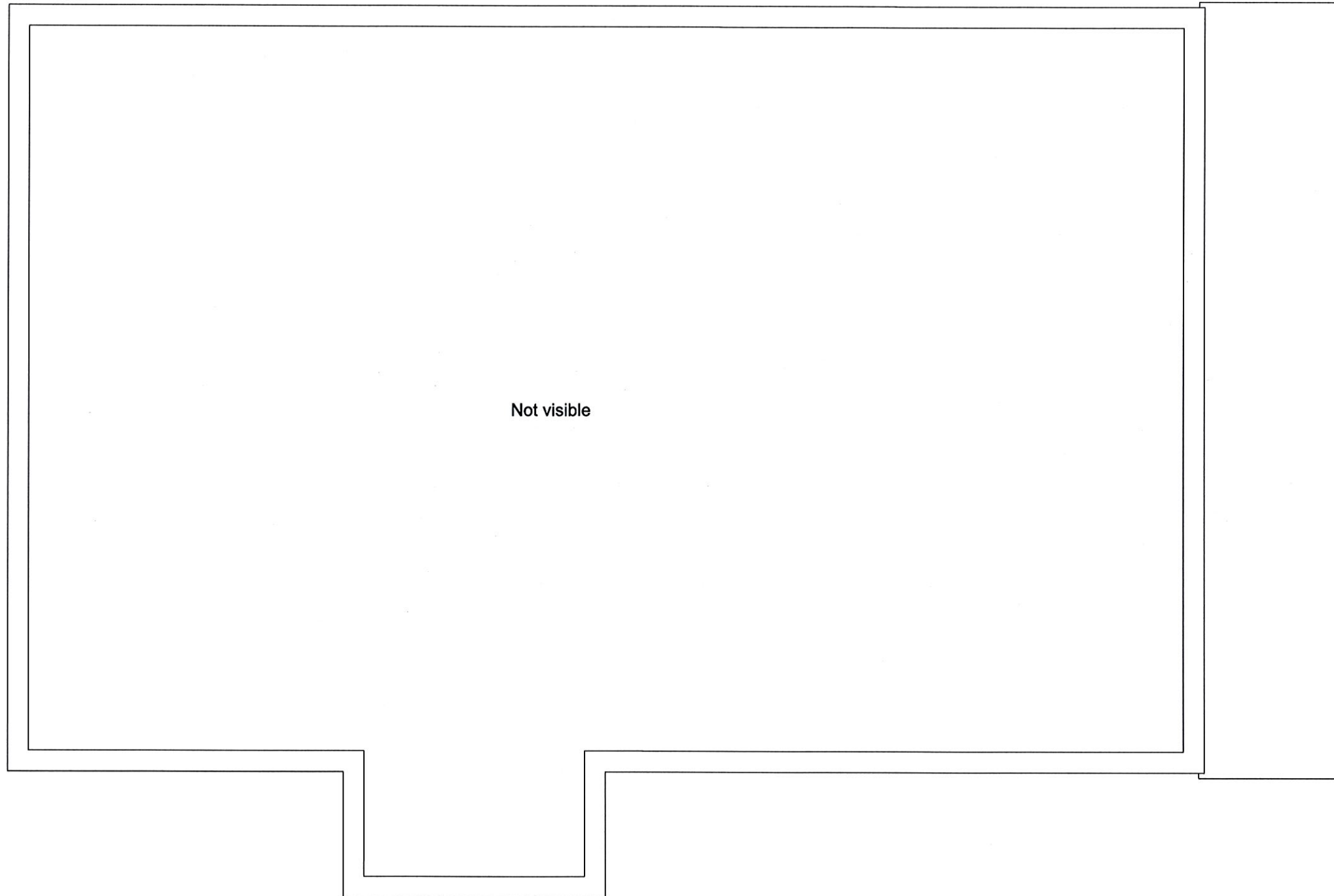
Attic Floor Framing Plan
1/4"=1'0"

S01.3

Peter de Bretteville
Architect
146 Deepwood Dr
Hamden
CT 06517
203 494 9303

Drawn By _____ Checked By _____

Architect Seal & Signature



Preserve New Fairfield

Hubbel House
New Fairfield CT

Revisions

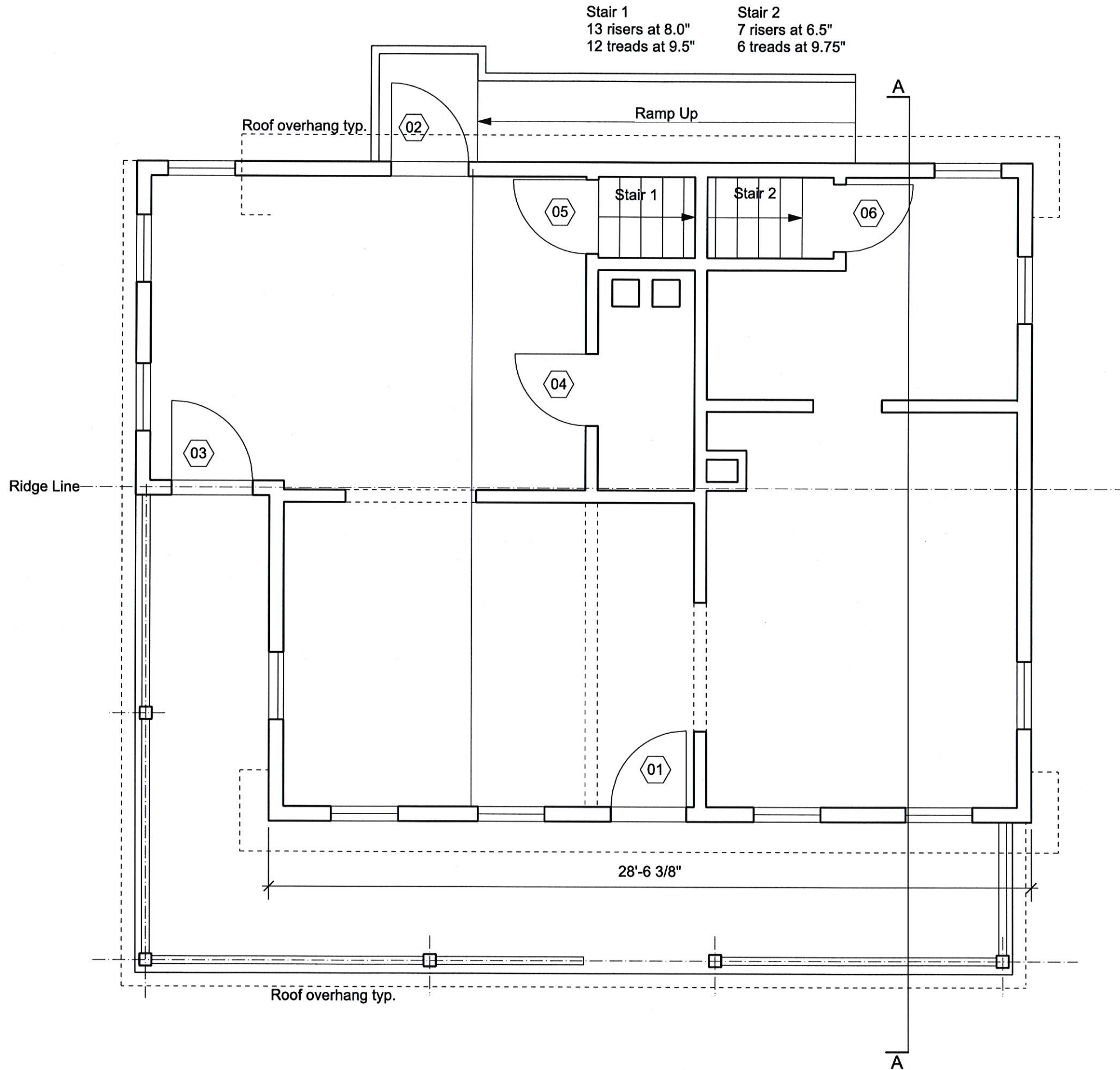
2nd Floor Framing Plan
1/4"=1'0"

S01.2

Peter de Bretteville
Architect
146 Deepwood Dr
Hamden
CT 06517
203 494 9303

Drawn By _____ Checked By _____

Architect Seal & Signature _____



Preserve New Fairfield

The Parsonage
New Fairfield CT

Revisions

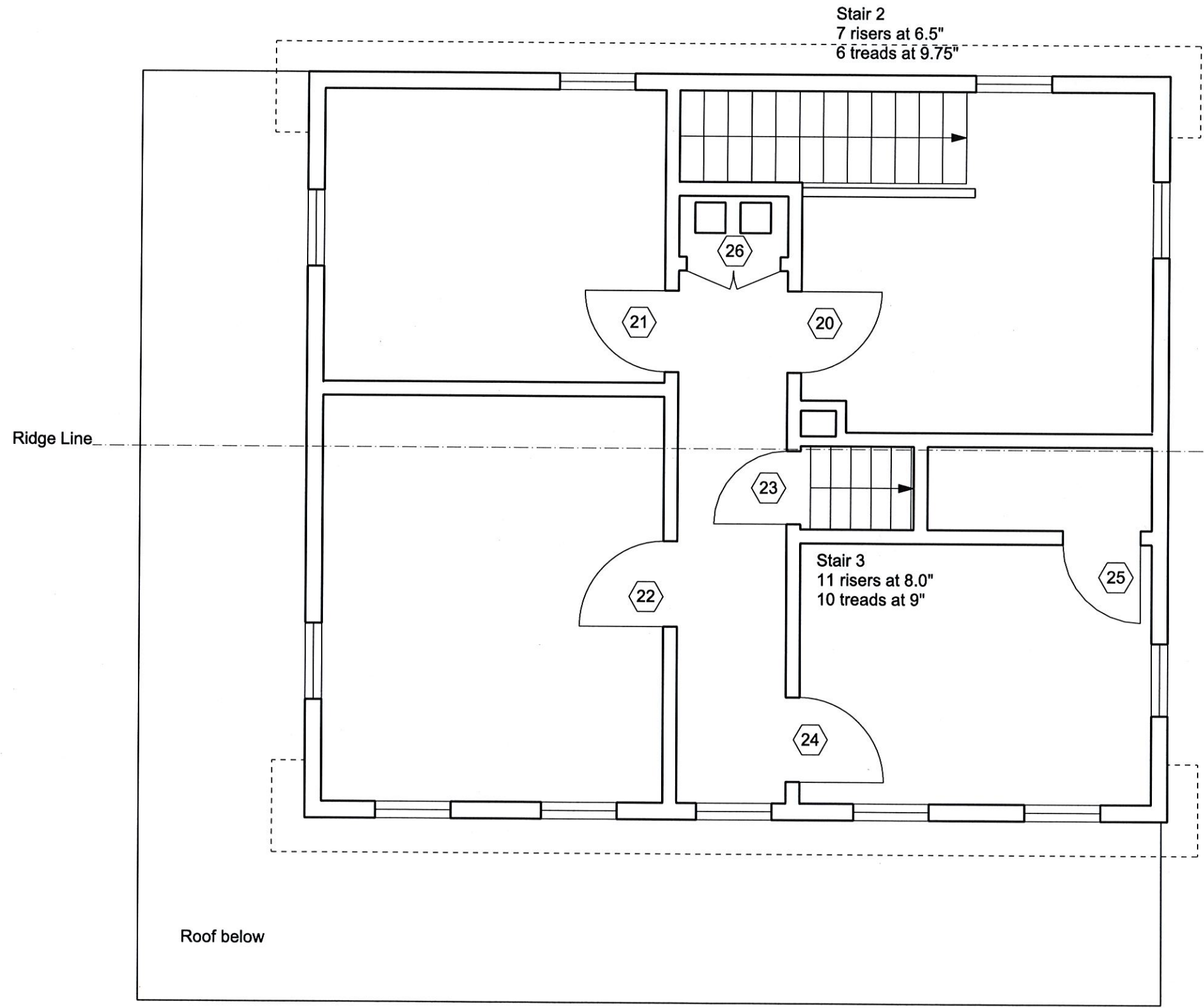
First Floor Plan
1/4"=1'0"

A01.1

Peter de Bretteville
Architect
146 Deepwood Dr
Hamden
CT 06517
203 494 9303

Drawn By _____ Checked By _____

Architect Seal & Signature _____



Preserve New Fairfield

The Parsonage
New Fairfield CT

Revisions

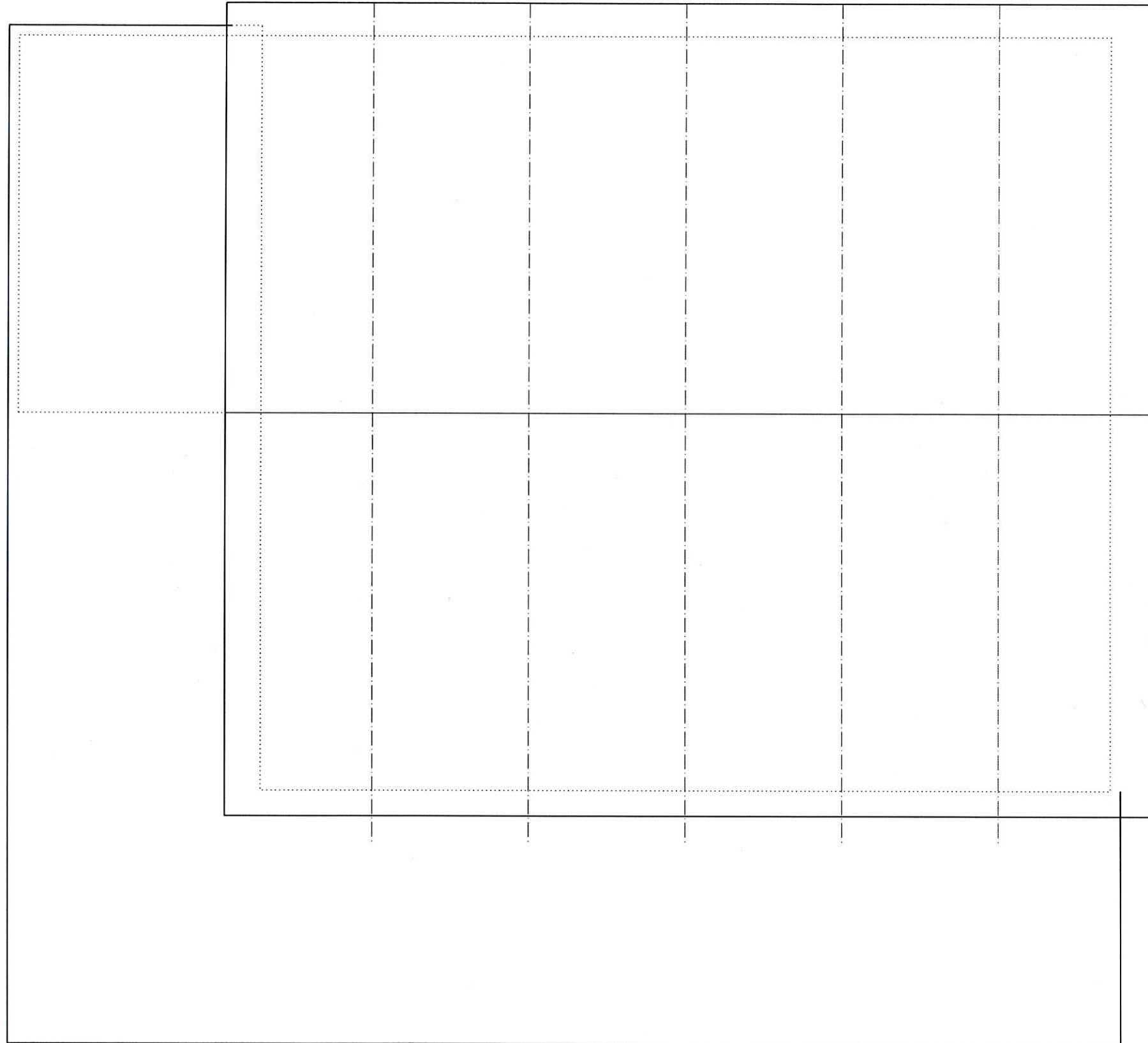
Second Floor Plan
1/4"=1'0"

A01.2

Peter de Bretteville
Architect
146 Deepwood Dr
Hamden
CT 06517
203 494 9303

Drawn By _____ Checked By _____

Architect Seal & Signature



Preserve New Fairfield

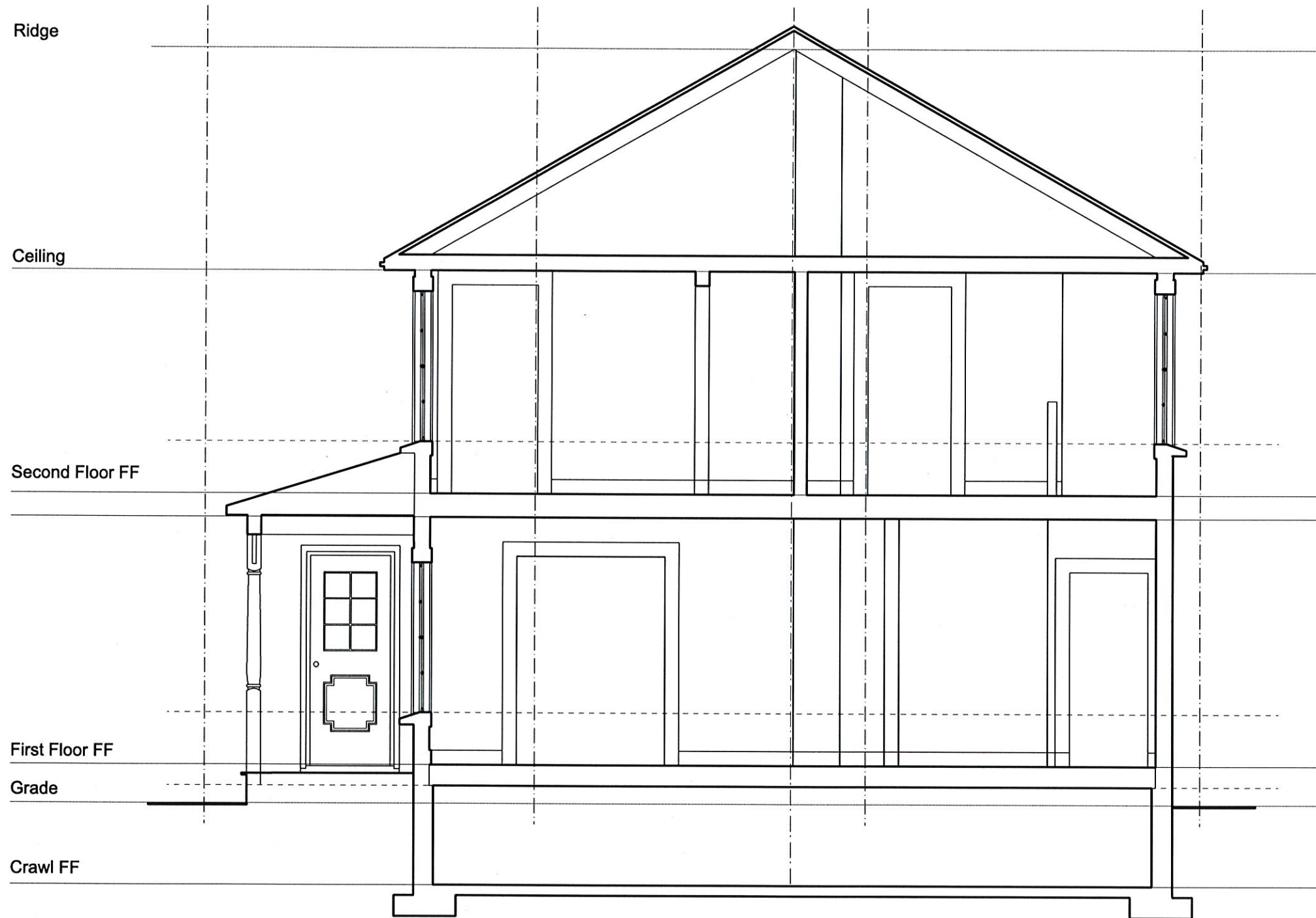
The Parsonage
New Fairfield CT

Revisions

Roof Plan
1/4"=1'0"

Roof Plan 1/4"=1'0"

A01.3



Section AA

Peter de Bretteville
 Architect
 146 Deepwood Dr
 Hamden
 CT 06517
 203 494 9303

Drawn By _____ Checked By _____

Architect Seal & Signature _____

Preserve New Fairfield

The Parsonage
 New Fairfield CT

Revisions _____

Section AA
 1/4"=1'0"

A02.1

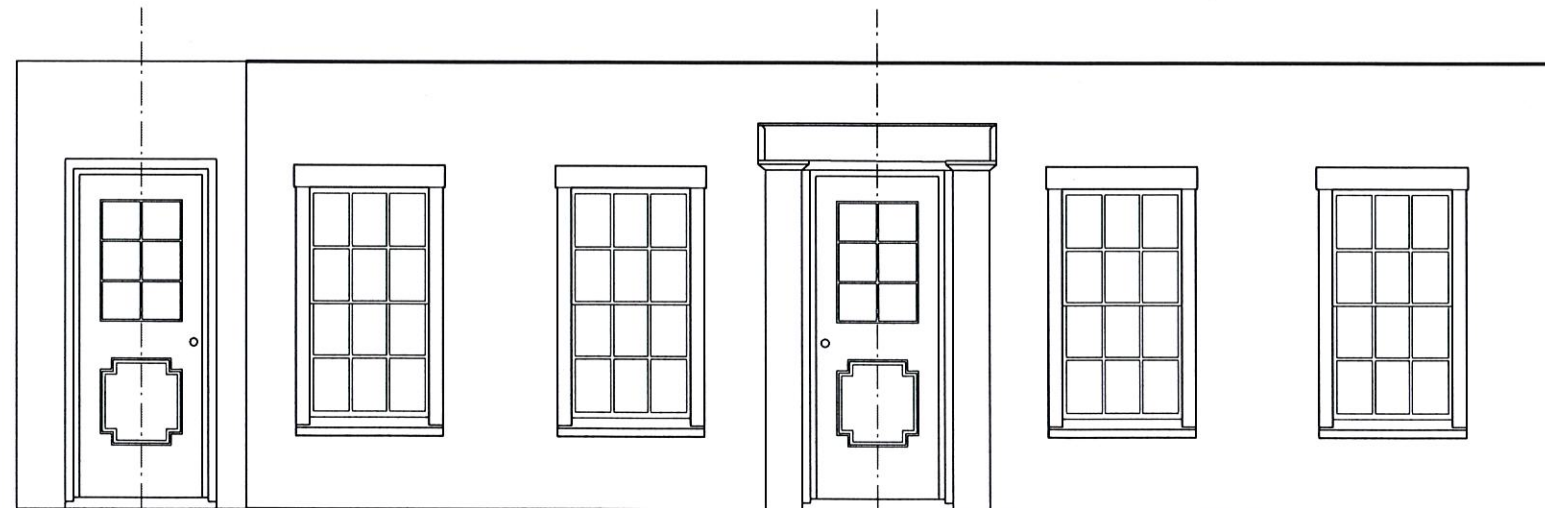
Peter de Bretteville
Architect
146 Deepwood Dr
Hamden
CT 06517
203 494 9303

Drawn By _____ Checked By _____

Architect Seal & Signature _____



East Elevation



Porch Wall

Preserve New Fairfield

The Parsonage
New Fairfield CT

Revisions

East Elevation
1/4"=1'0"

A03.1



Peter de Bretteville
Architect
146 Deepwood Dr
Hamden
CT 06517
203 494 9303

Drawn By _____ Checked By _____

Architect Seal & Signature

Ridge

Ceiling

Second Floor FF

First Floor FF

Grade

Crawl FF

South Elevation



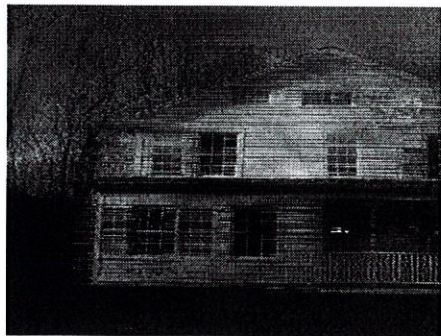
Preserve New Fairfield

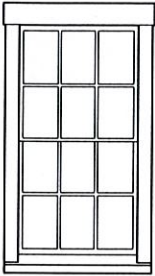
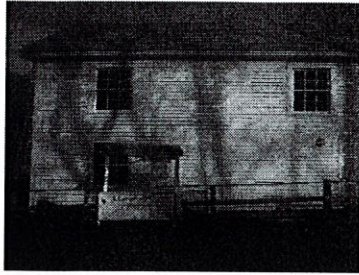
The Parsonage
New Fairfield CT

Revisions

South Elevation
1/4"=1'0"

A03.2





Ridge

Ceiling

Second Floor FF

First Floor FF

Grade

Crawl FF

South Elevation

West Elevation



Peter de Bretteville
Architect
146 Deepwood Dr
Hamden
CT 06517
203 494 9303

Drawn By _____ Checked By _____

Architect Seal & Signature

Preserve New Fairfield

The Parsonage
New Fairfield CT

Revisions

West Elevation
1/4"=1'0"

A03.3

Peter de Bretteville
Architect
146 Deepwood Dr
Hamden
CT 06517
203 494 9303

Drawn By _____ Checked By _____

Architect Seal & Signature _____



North Elevation



Preserve New Fairfield

The Parsonage
New Fairfield CT

Revisions

North Elevation
1/4"=1'0"

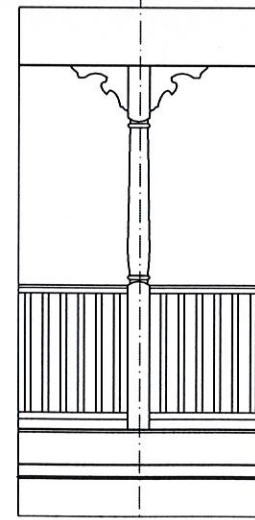
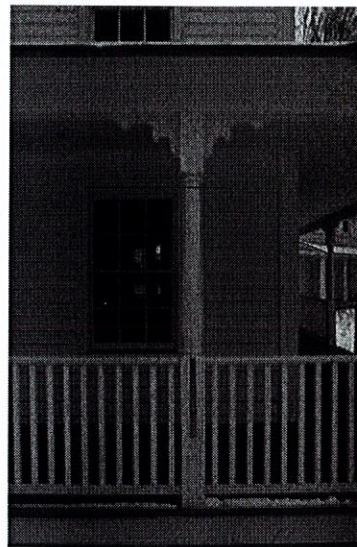
A03.4

Peter de Bretteville
 Architect
 146 Deepwood Dr
 Hamden
 CT 06517
 203 494 9303

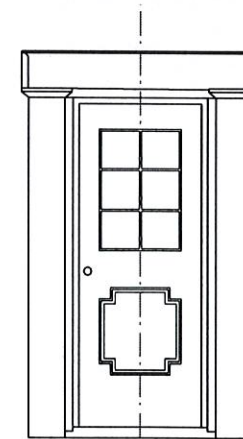
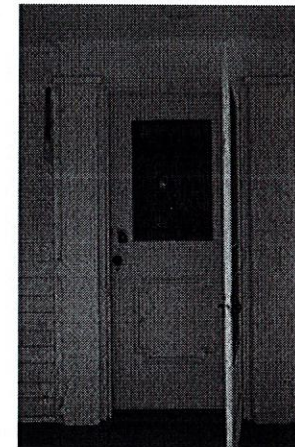
Drawn By _____ Checked By _____

Architect Seal & Signature _____

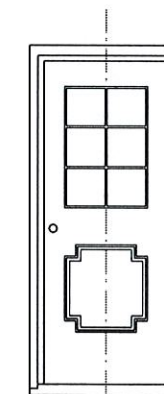
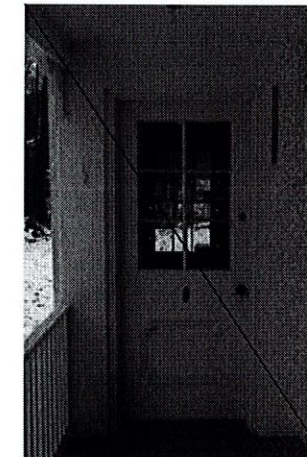
| No | W x H | t | Material | Remarks |
|----|----------|------|----------|---------|
| 01 | 34"x82" | | | |
| 02 | 35"x?" | | | |
| 03 | 35.5"x?" | | | |
| 04 | 32"x?" | | | |
| 05 | 33"x?" | | | |
| 06 | 30"x78" | | | |
| 20 | 34"x80" | | | |
| 21 | 34"x80" | | | |
| 22 | 34"x80" | | | |
| 23 | 30"x80" | | | |
| 24 | 30"x80" | | | |
| 25 | 31"x81" | | | |
| 26 | 18"x?" | pair | | |



Porch Column & Balustrade



Front Porch Door



Side Porch Door

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Revisions

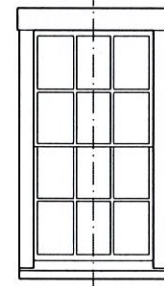
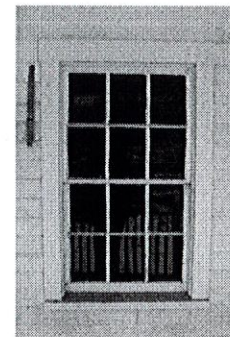
Door Schedule
 1/4"=1'0"

A06.1

Peter de Bretteville
Architect
146 Deepwood Dr
Hamden
CT 06517
203 494 9303

Drawn By _____ Checked By _____

Architect Seal & Signature _____



Typical Large Window

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New Fairfield CT

Revisions

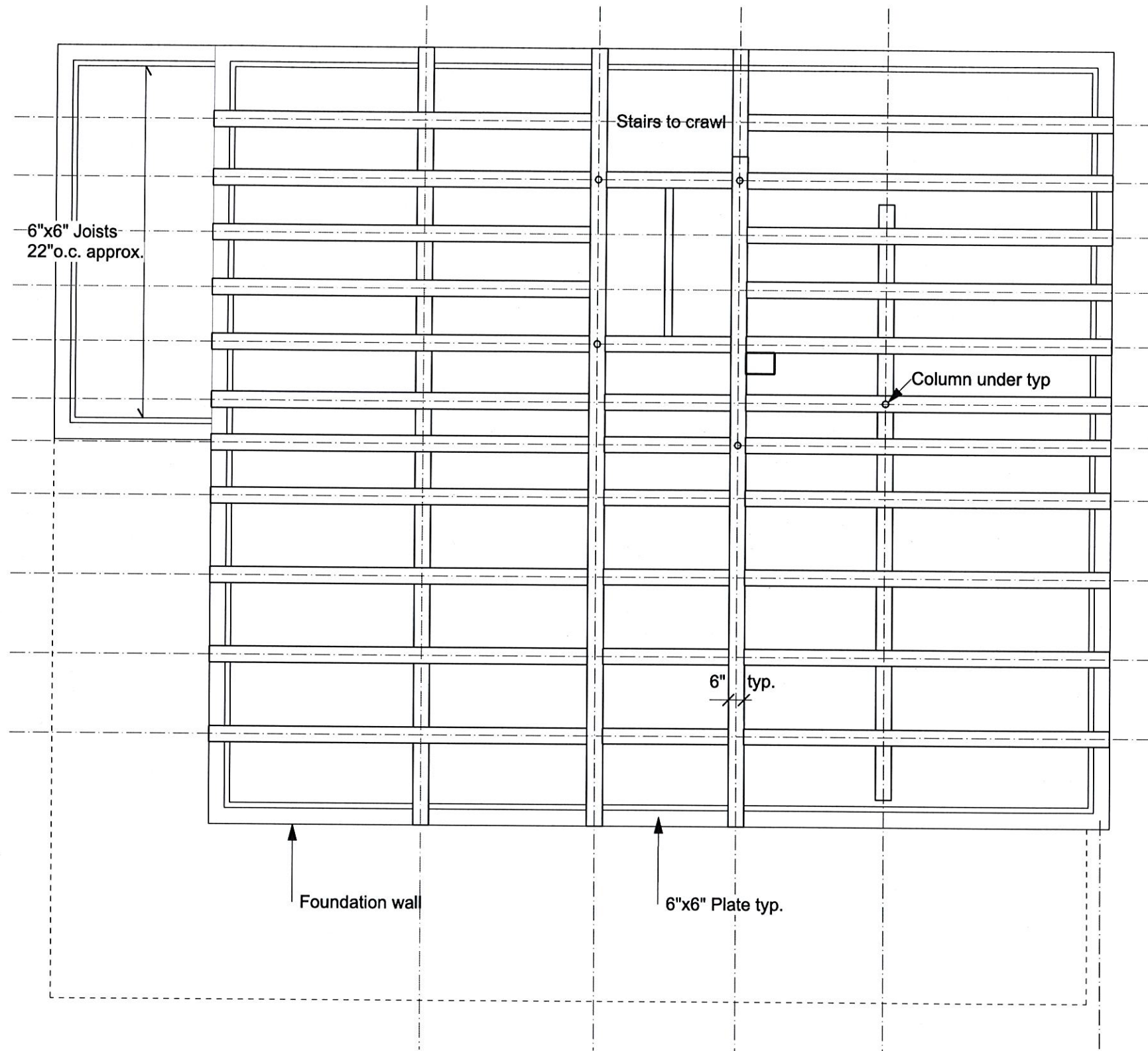
Window Schedule
1/4"=1'0"

A06.2

Peter de Bretteville
Architect
146 Deepwood Dr
Hamden
CT 06517
203 494 9303

Drawn By _____ Checked By _____

Architect Seal & Signature _____



Note: Quantity of members and relationships are as shown. Locations are approximate.

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Revisions

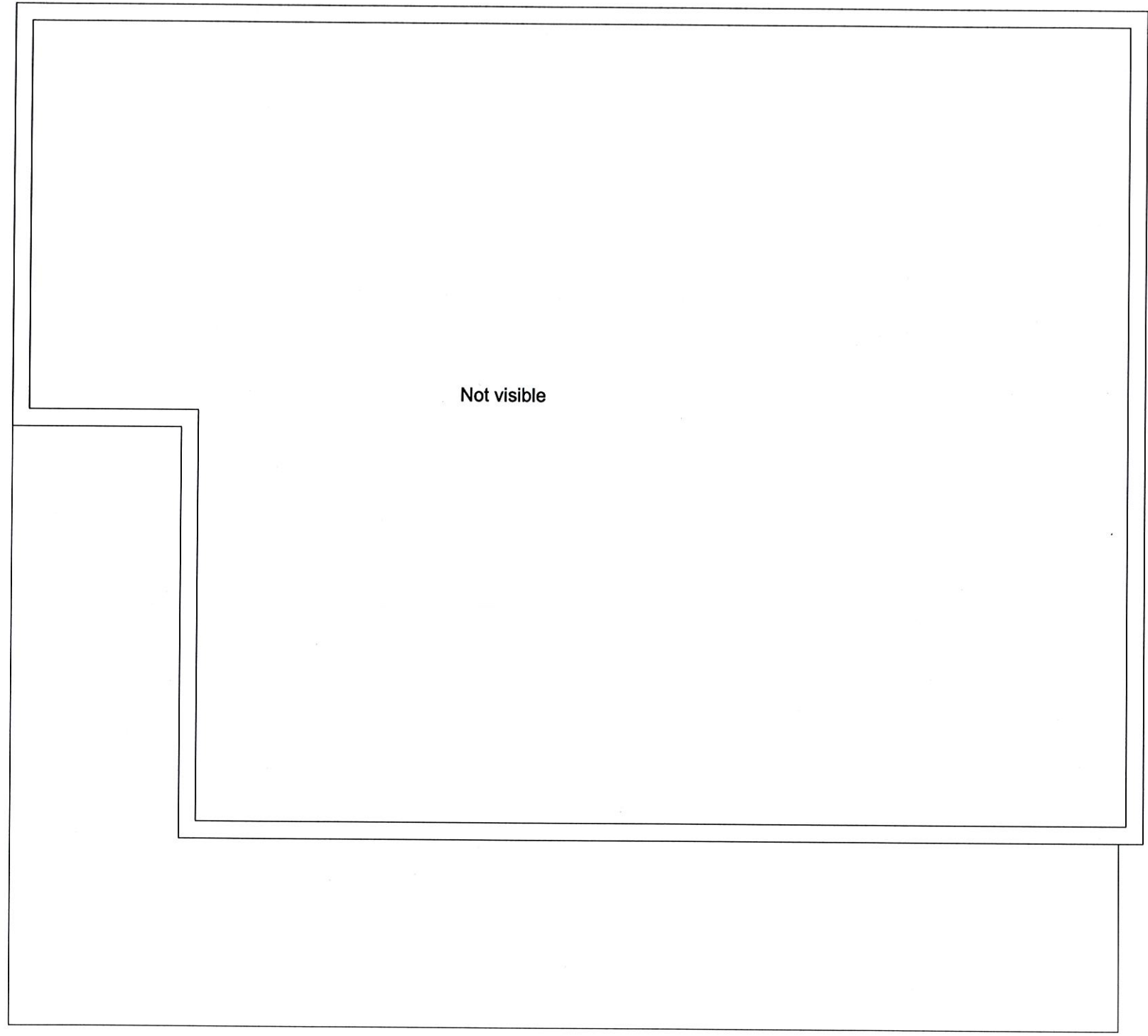
1st Floor Framing Plan
1/4"=1'0"

S01.1

Peter de Bretteville
Architect
146 Deepwood Dr
Hamden
CT 06517
203 494 9303

Drawn By _____ Checked By _____

Architect Seal & Signature _____



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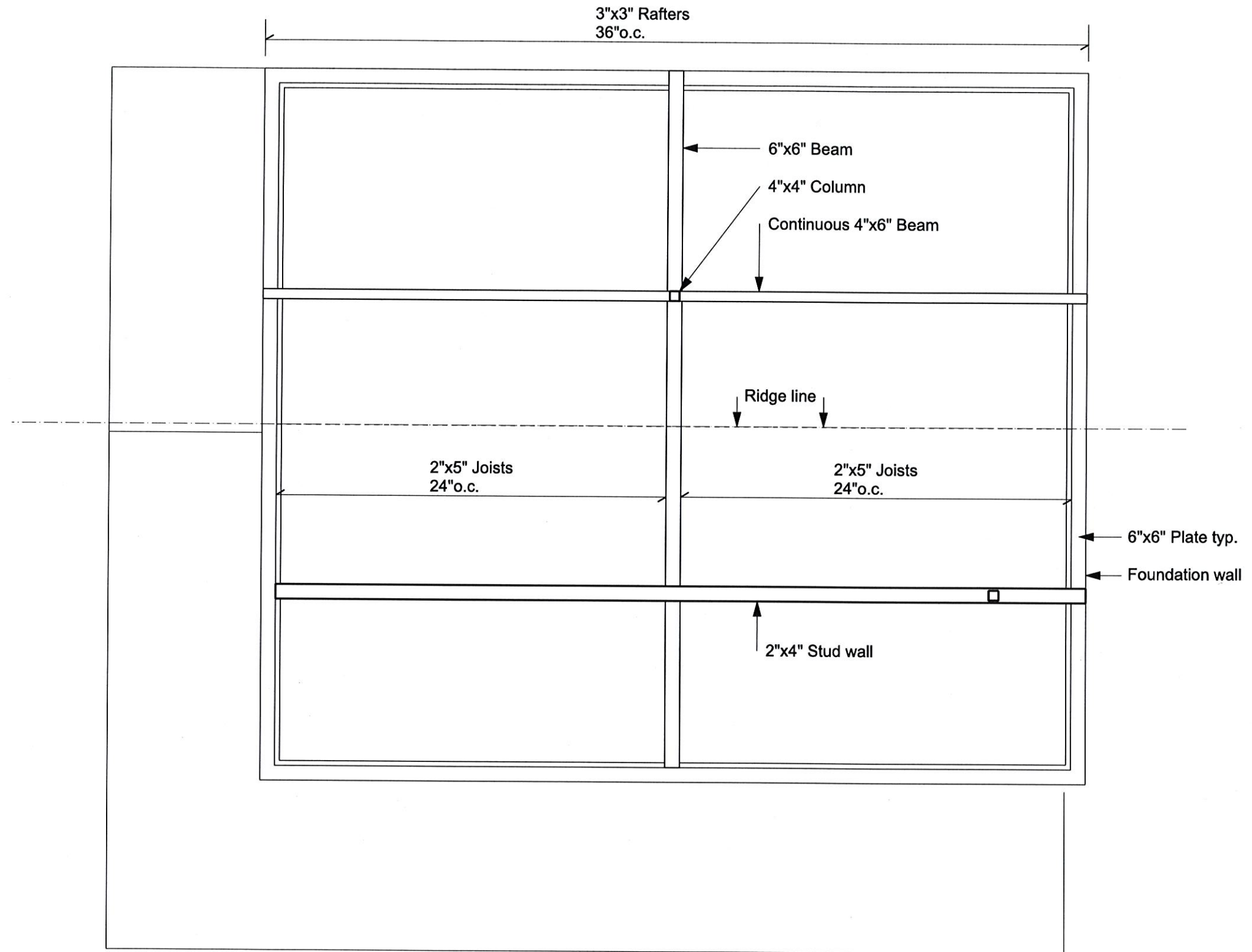
2nd Floor Framing Plan
1/4"=1'0"

S01.2

Peter de Bretteville
Architect
146 Deepwood Dr
Hamden
CT 06517
203 494 9303

Drawn By _____ Checked By _____

Architect Seal & Signature _____



Note: Quantity of members and relationships are as shown. Locations are approximate.

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Attic Floor Framing Plan
1/4"=1'0"

S01.3