

ZONING COMMISSION
Town of New Fairfield
4 Brush Hill Rd.
New Fairfield, CT 06812
203-312-5646 Fax 203-312-3508

✓
M # 18708
4/29/24

SITE PLAN APPLICATION

Application Number SI-24-004

Map: 24 Block: 15 Lot: 11-14

Please type or print:

Date: 5/29/2024

Applicant: Pereira Holdings Inc.

Mailing Address: 74 Route 37 New Fairfield CT 06812

Project Address: 74 Route 37

Phone No: 203 617 5776

Owner (s) of Record: AEP Investments LLC

Address: 74 Route 37

Phone No: 203 617 5776

Application is hereby made for site plan per section 8.1 and pursuant to the following section (s) of the Zoning Regulations:

For the following purpose:

Infant + Toddler Playground
43' x 27'

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

(-) Fee of \$160.00 (Includes State Surcharge).

() Application Requirements:
(see attached)



Report from Health Department on adequacy of sewage disposal system and water supply.

Report (s) from other Town Agencies as follows:

- Fire Marshal
- Town Engineer
- Inland Wetland Commission
- Conn. Dept. of Transportation
- Zoning Enforcement Officer
- Other Agency (please specify) _____
- Copy of additional information as follows: _____

Signature of owner (date) J. Pruita _____

Signature of Applicant (date) J. Pruita _____

For Office Use Only

This Application Complies Does Not Comply with the requirements of the zoning regulations.

Application Complete: Yes No

The application fails to comply as follows: _____

Comments: _____

Review by Zoning Enforcement Officer _____ Date _____

Date of Receipt by Zoning Commission: _____

Date of Commission Action: _____ Legal Notice Published _____

Application Approved Application Denied

Application Approved & Modified

Conditions: _____

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

May 24, 2023
Revised for Ice Cream Parlor
June 5th, 2023

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

RE: 74 Route 37, New Fairfield, CT
R.J.G. JR. & ASSOCIATES FILE NO. 07059

Dear Mr. Simpkins,

The purpose of this letter is to state for the record the results of the evaluation I have conducted regarding the above-referenced property.

A site inspection was conducted on Friday, May 12, 2023, to review the water meter data for the entire building and the effluent levels in the existing leaching system.

The leaching system currently functions on the first row (of three). The inspection showed no evidence of effluent in the second row of galleries or the third row of leaching fields. The water meter data shows that only Units 3-6 (daycare) and Unit 1 (salon) are currently active.

Unit 1 averages 400 gpd (of which lawn watering may be a part), and Units 3-6 average 376 gpd. Units #9 & #10 are proposed to be an Ice Cream Parlor with water usage of approx. 500 GPD (previous historical usage). The existing system is capable (by design) of handling 1,800 gpd of non-problematic sewage (water meter). The additional daycare and Ice Cream Parlor, use will not over-tax the existing system. (A B100 is on file for future).

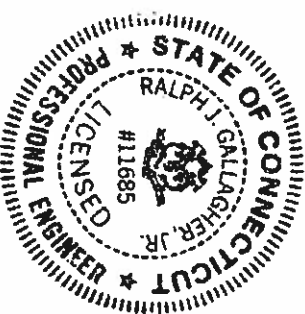
Water meter readings should be provided quarterly as per the approved plan by this office dated 9/25/07, revised 11/26/07 As-Built dated 3/3/08.

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

Very truly yours,



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



RJG/kjb
Cc: A. Pereira

LEGEND

- APPROX. LOC. OF TEST HOLES
- APPROX. LOC. OF PERC TESTS
- APPROX. EXISTING GRADE CONTOURS TAKEN FROM MAP PREPARED BY PAUL A. HIRO, P.C.
- PROPOSED FINISH GRADING
- HAY BALES OR SILT FENCE
- PROPOSED STORM DRAINAGE
- 9 PLACES (CALIPER MEASURED 6" ABOVE GRADE)
- PROPOSED 5" CALIPER MAPLE TREE (TYP)
- PROPOSED 10" SDR-35 PVC TIGHT JOINT PIPE @ 1.07%
- PROPOSED 8" DIAMETER DRIVELWELL (SEE DETAIL)
- EXISTING SPOT ELEVATION
- PROPOSED FINISH GRADE SPOT ELEVATION
- PROPOSED LIGHTING (NOT TO EXCEED 18" HIGH) (SEE SETBACK SHEET 92071-2)
- COMPACT CAR SPACE
- HANDICAP CAR SPACE
- DRY HYDRANT LOCATION
- 6" SDR-35 PVC ROOF DRAIN (FIRE TANK RECHARGE SUPPLY)
- VENT PIPE
- 5" RETAIL LINE (TO FACE COTTON TAIL RD) 321.2
- PROPOSED 2"-10,000 GALLON FIRE TANKS (SEE DETAIL SHEET 92071-2) TOP ELEVATION 312.0 BOT ELEVATION 300.0
- PROPOSED 10" SDR-35 PVC TIGHT JOINT PIPE @ 1.3%
- PROPOSED 12" SDR-35 PVC TIGHT JOINT PIPE @ 1.97%
- EXISTING CATCH BASIN #10
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- EXISTING CATCH BASIN #12
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- EXISTING CATCH BASIN #100

PROPERTY TRANSFER REFER TO PLAN PREPARED BY PAUL A. HIRO, P.C. DATED 12/2/92 REVISED 2/1/93 FOR ADDITIONAL INFORMATION.



EXISTING BUILDING

EXISTING WELL LOCATION

75' WELL RADIUS

75' WELL RADIUS

75' WELL RADIUS

75' WELL RADIUS

75' WELL RADIUS

75' WELL RADIUS

75' WELL RADIUS

75' WELL RADIUS

75' WELL RADIUS

75' WELL RADIUS

75' WELL RADIUS

PROPOSED RETAINING WALL (SEE DETAIL SHEET 92071-2) BENCHMARK PK NAIL IN ROCK EL=337.53 POINT EL=335.33

N/F DONALD C. & JAMES H. STURGES

N/F HARRY H. NEUMAN, SR.

LINE	DIRECTION	DISTANCE
L1	N 48°22'35" W	1.50'
L2	S 05°00'30" W	13.46'
L3	S 71°00'30" E	6.67'
L4	S 67°22'09" E	16.66'
L5	N 67°22'09" W	16.10'
L6	N 58°40'12" E	11.97'

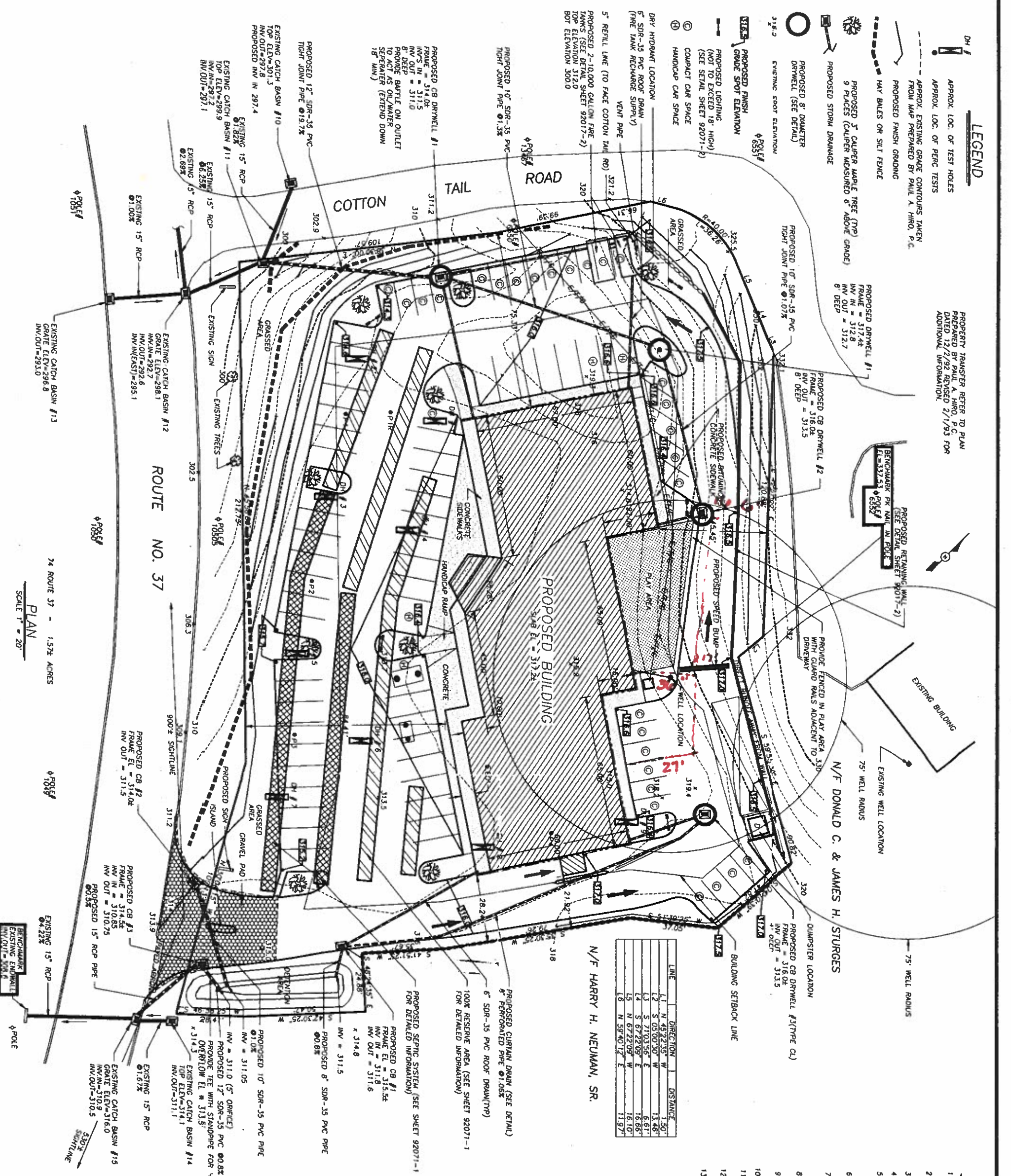
- NOTES.**
- PROPERTY LINE BEARINGS AND DISTANCES TAKEN FROM A-2 SURVEY PREPARED BY PAUL A. HIRO, P.C. DATED DECEMBER 2, 1992 REVISED 2/1/93 SCALE 1"=20'.
 - EXISTING GRADE CONTOURS TAKEN FROM A-2 SURVEY PREPARED BY PAUL A. HIRO, P.C. DATED DECEMBER 2, 1992 SCALE 1"=20'.
 - REFER TO SHEET 92071-1 FOR DETAILED SEPTIC DESIGN INFORMATION.
 - REFER TO SHEET 92071-2 FOR STORM DRAINAGE DETAILS AND ADDITIONAL NOTES.
 - LOCATIONS SHOWN ARE APPROXIMATE AND SUBJECT TO FINAL SITE SURVEY. IT IS THE OWNERS AND/OR CONTRACTORS RESPONSIBILITY TO VERIFY ALL PROPERTY LINES, EASEMENTS, EXISTING UTILITIES, ELEVATIONS, ETC. PRIOR TO CONSTRUCTION.
 - IT IS THE OWNERS AND/OR CONTRACTORS RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS FROM ALL APPLICABLE AUTHORITIES.
 - IF AN UNFORESEEN INTERFERENCE EXISTS BETWEEN AN EXISTING AND A PROPOSED UTILITY OR STRUCTURE THE CONTRACTOR SHALL CONTACT THE ENGINEER SO APPROPRIATE ACTION CAN BE TAKEN.
 - THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" PRIOR TO THE START OF CONSTRUCTION TO HAVE ALL EXISTING UTILITIES FIELD MARKED.
 - THE CONTRACTOR SHALL COORDINATE WITH ALL APPLICABLE MUNICIPAL DEPARTMENTS DURING CONSTRUCTION.
 - REFER TO SHEET 92071-2 FOR EROSION CONTROL NOTES AND DETAILS.
 - DRAINAGE AND SIGHTLINE INFORMATION TAKEN FROM PLANS PREPARED BY CONSULTANTS AND ENGINEERS, INC. FROM A PREVIOUS PROPOSAL.
 - ALL AREAS NOT COVERED WITH BUILDING, PAVING, SIDEWALKS AND CONCRETE AS NOTED ON THE SITE PLAN WILL BE GRASS.
 - MANY OF THE PROPOSED ITEMS NOTED ON THE ORIGINAL PLAN HAVE BEEN INSTALLED AND THE REVISED SITE PLAN MAY NOT INDICATE THIS. SITE CONDITIONS MAY VARY SLIGHTLY AND WOULD BE SHOWN ON THE FINAL PLOT PLAN.

ROAD

COTTON TAIL

ROUTE NO. 37

74 ROUTE 37 - 1.57± ACRES
SCALE 1" = 20'
PLAN



ZONING INFORMATION

PROHIBITED LOCATED IN BUSINESS/COMMERCIAL (BC) DISTRICT
PROPOSED USE - MIXED (OFFICE, RETAIL & FOOD SERVICE)

LOT AREA	MINIMUM	EXISTING	1.57± ACRES (68,582 SQ. FT.)
MINIMUM LOT FRONTAGE	150'	EXISTING-75±'	
SETBACKS	MINIMUM	PROPOSED	
FRONT	40'	45.45'	
SIDE	20'	21.92'	
REAR	20'	N/A	
MAXIMUM LOT COVERAGE 25%(BUILDINGS AND STRUCTURES)			13,620/68,582 = 19.9%
MAXIMUM BUILDING HEIGHT-36'		PROPOSED-32'	

REQUIRED USE (SPACE(SQ. FT.))

UNIT	REQUIRED
UNIT A - BOOKSTORE	7
UNIT B - BEAUTY SALON	10
UNIT C - DAYCARE (100/6) + 9	26
UNIT D - ALLSTATE	7
UNIT E - CENTURY 21 REAL ESTATE	8
UNIT F - DUNKIN DONUTS	12

TOTAL REQUIRED 70 SPACES
TOTAL PARKING PROVIDED-78 SPACES (45 REGULAR, 29 COMPACT & 4 HANDICAP)
HANDICAP PARKING (4 REQUIRED) - 4 PROPOSED

PROHIBITED LOCATED IN BUSINESS/COMMERCIAL (BC) DISTRICT
PROPOSED USE - MIXED (OFFICE, RETAIL & FOOD SERVICE)

LOT AREA MINIMUM - 1 ACRE EXISTING - 1.57± ACRES(68,582 SQ. FT.)

MINIMUM LOT FRONTAGE-150'

SETBACKS FRONT 40' PROPOSED 45.45'
SIDE 20' 21.92'
REAR 20' N/A

MAXIMUM LOT COVERAGE 25%(BUILDINGS AND STRUCTURES) 13,620/68,582 = 19.9%

MAXIMUM BUILDING HEIGHT-36' PROPOSED-32'

REQUIRED USE (SPACE(SQ. FT.))

UNIT A - BOOKSTORE 7

UNIT B - BEAUTY SALON 10

UNIT C - DAYCARE (100/6) + 9 26

UNIT D - ALLSTATE 7

UNIT E - CENTURY 21 REAL ESTATE 8

UNIT F - DUNKIN DONUTS 12

TOTAL REQUIRED 70 SPACES

TOTAL PARKING PROVIDED-78 SPACES (45 REGULAR, 29 COMPACT & 4 HANDICAP)

HANDICAP PARKING (4 REQUIRED) - 4 PROPOSED

MICHAEL J. MAZZUCCO, P.C.
CIVIL ENGINEER (FAX) 797-9438
60 TAYGAN POINT ROAD DANBURY, CONNECTICUT 06811

PROJECT 74 ROUTE #37 (ORTLAND)
NEW FAIRFIELD, CT
TITLE SITE/EROSION CONTROL PLAN
SCALE AS NOTED DATE 1/27/93 JOB NO. 92071-R1
DRAWN BY D7AN APPROVED BY M.M.



