

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

SITE PLAN APPLICATION

Application Number _____

Map: _____ Block: _____ Lot: _____

Please type or print:

Date: 7/2/24

Applicant: Twisters Ice Cream

Mailing Address: 74 Route 37

Project Address: " "

Phone No: 203 482 1610

Owner (s) of Record: AEP Investments LLC

Address: 74 Route 37

Phone No: 203 417 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: 20ft x 20ft exterior patio in front
of Twisters Ice Cream Cafe

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: _____

A. Pereira 7/1/24
Signature of owner (date)

[Signature] 7/2/24
Signature of Applicant (date)

.....
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.

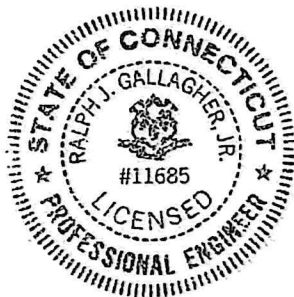
A site inspection was conducted on Friday, May 12, 2023, to review the water meter data for the entire building and the effluent levels in the existing leaching system.


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

