

**NEW FAIRFIELD ZONING BOARD OF APPEALS  
NEW FAIRFIELD, CT 06812**

**May 21, 2026  
LEGAL NOTICE AND AGENDA**

Notice is hereby given that the New Fairfield Zoning Board of Appeals will hold a public hearing followed by a business session on **Thursday, May 21, 2026, at 7:00 p.m.** in the Community Room of the New Fairfield Public Library located at 2 Brush Hill Road, New Fairfield, regarding the following applications and appeals.

**Application # 02-26:** Sedgewick, 7 Pleasant View Road, for variances to Zoning Regulations 1.4#1, 1.4#3A Front Setback to 12.6' (greenhouse), 1.4#3B Side Setback to 10' (addition, upper deck and greenhouse), Side Setback to 13.3' (addition, upper deck and sauna), Side Setback to 13.8' and 6.4' (unattached deck), and 1.4#3C Rear Setback to 18.8' (unattached deck), 1.4#4A&B, 6.3, 6.3B, 6.3E, 6.4A, 6.4C, 8.5A, 8.5B and 8.5C for the purpose of constructing a 8'x16' greenhouse, an addition with attached deck and a 12'x30' unattached deck and installing a 4-person sauna. Zoning District: R-44; Map: 2; Block: 6; Lot: 55.

**Application # 03-26:** Main and Schumacher, 6 Wilson Street, for variances to Zoning Regulations 1.4#1, 1.4#3A Front Setback to 25.8', 1.4#3B Side Setback to 13.9' and 1.4#C Rear Setback to 29.3', 6.3, 6.3B, 6.3E, 6.4A, 6.4C, 8.5A, 8.5B and 8.5C for the purpose of constructing a deck to provide emergency egress. Zoning District: R:44; Map: 31; Block: 5; Lot: 3.

**Regulations Key:** 1.4 Area and Dimensional Requirements, 1.4-1 Minimum Lot Requirements, 1.4-3 Minimum Setback Requirements, 1.4-4 Maximum Coverage Limitations, 6.3. Nonconforming Lots, 6.3B Improved Nonconforming Lot Not in a Validated Subdivision or Recorded Approved Subdivision/Resubdivision, 6.3E Requirements, 6.4A General, 6.4C Nonconforming Use of Building or Structure; Nonconforming Buildings or Structures, 8.5A Use of Land or Buildings, 8.5B Creation or Alteration of Buildings or Structures, 8.5C Reduction of Lot Area or Dimension.

**Joe DePaul, Chairman**

**PUBLISH DATES: May 7<sup>th</sup> and May 14<sup>th</sup> of the Town Tribune**

Received by email on 04/24/20026 @ 8:30 AM  
by Chrystie M. Bontempo, Asst. Town Clerk, New Fairfield