

For a) Agenda  
Aug 7, 2023  
Set Pub Hearing.

PLANNING & ZONING COMMISSION  
TOWN OF WESTON  
CONNECTICUT  
APPLICATION FOR SPECIAL PERMIT

Land Use

Received

DATE 7/24/23

Richard Hobbs

APPLICANT DIG USA

ADDRESS 48 Norfield Rd. Weston, CT

OWNER Weston Ventures

ADDRESS 116 Pheasant Hill Rd. Weston

TAX ASSESSOR'S MAP NO. B02116

TAX ASSESSOR'S LOT NO. 22630

DISTRICT: RESIDENTIAL BUSINESS VILLAGE DISTRICT

GIVE AN ACCURATE DESCRIPTION OF THE LOCATION OF PROPERTY: (MUST CONFORM WITH THE PLOT PLAN AND TAX ASSESSOR'S MAP)

Please see attached memo

INDICATE THE SPECIFIC PROVISIONS OF THE ZONING REGULATIONS PURSUANT TO WHICH A SPECIAL PERMIT IS REQUESTED:

Please see attached memo

STATE PRECISELY THE NATURE OF THE USE PROPOSED WITH RESPECT TO SUBJECT PROPERTY

Please see attached memo

FREQUENCY OF USE: Monday - Friday / Occasional Weekends

HOURS OF USE: 8AM - 6PM

MAXIMUM NUMBER OF PERSONS ON PREMISES DURING USE: 50

MAXIMUM NUMBER OF VEHICLES ON PREMISES DURING USE: 1

TYPES OF VEHICLES: only the business owners car

FEE: \$70.00 \$75.00 \$230.00

RECEIVED FROM DIG, INC  
CHK # 1206 DATED 7/21/2023

APPLICATION FOR SPECIAL PERMIT (CONTINUED)

Does a pre-existing non-conforming use exist at this time relative to the subject property, if so please explain in detail.

please see attached memo

Has any previous application been made to the ZBA for a zoning variance or special permit to ZBA or P&Z relating to all or part of said property? When? for what?

please see attached memo

I hereby depose and affirm that I have read the "Application procedure and Requirements," and that the statements in the application, and the information contained in the accompanying submission attached hereto, are true, to the best of my knowledge.

Applicant:

Dan Starbucke

Owner:

Jess Tijerquale





## **DIG USA Application for a Special Permit from the Town of Weston**

This application is being submitted with a check made payable to the Town of Weston for \$230

DIG USA is requesting a Special Permit for 48 Norfield Road to operate a Summer Camp and after school programs for kids in grades K-6th. The State of Connecticut is prepared to issue a license to DIG to operate from 48 Norfield Road. The final step in obtaining this license is the sign off by the Fire Marshall in Weston. DIG USA believes that once the Special Permit is obtained the Fire Marshall will be able to do his inspection of the home and DIG USA can receive its license from the State of Connecticut.

Please find attached to this application:

- 4 Copies Plot Plans
- 4 Copies of Building Floor Plans
- 4 Copies of Building Elevations
- Tax Assessor's Map
- Plain Stamped Envelopes for the 8 property owners within 250 feet of the building

We will not be making any changes to the current structure of the building unless the town notifies us that certain changes need to be made in order to obtain the special permit.

Weston Ventures LLC (16 Pheasant Hill Rd Weston, CT) owns 48 Norfield Road, which is located at the corner of Weston Road and Norfield Road.. DIG USA leases approximately 3100 sq ft of space. Currently, a portion of the upstairs is being used as 2 bedrooms and the remainder of the space DIG USA occupies is being used to run a summer camp and after school programs. DIG USA does not have to use the 2 rooms upstairs as bedrooms and is willing to have the entire area be used for DIG USA summer camp and after school programs if it affects obtaining this special permit from the Town of Weston.

DIG USA believes that under 322.2 (a, xv) of the Zoning Regulations for the Town of Weston which states "Other uses, including civic, cultural, and non-profit uses, which the Commission finds are similar to one or more of the uses permitted in this Section 322.2(a)" that DIG USA can operate out of 48 Norfield Road.

We have been operating our successful program in Weston for the past 7 years utilizing the Public Library, the property attached to the Library as well as private homes. As our programs have expanded we needed additional space which is why we found it necessary to lease 48 Norfield. We also operate a program in Wilton out of Our Lady of Fatima Church Property. We have over 100 Weston children participating in our programs throughout the year and it is extremely popular with young families who have moved to Weston in the last 5 years. DIG stands for Determination, Integrity and Growth. Our programs are focused on the kids and continuing to help them grow. After school you can find kids creating projects in the arts and crafts room learning how to solve a rubik's cube, improving their chess skills, playing a soccer game with their friends or honing in on their flag football skills.

During the school year DIG USA would operate from 3:00-6:00 with occasional Saturday/Sunday activities. During the summer DIG would operate from 8AM-4PM with occasional Saturday//Sunday activities. The State of Connecticut has told us that we can accommodate 40 children at a time based on the building.

DIG USA will also be requesting from the town to utilize the Onion Barn parking lot for drop offs and pickups in a supervised manner. We believe this will be an efficient way for supervised pickups to be executed quickly and not disrupt the community. Please note all property taxes for any equipment that we use has been paid to the town.

We look forward to hearing from the Planning and Zoning Board and being able to continue running this after school program and camp that has been so beneficial to the community.

2817



MAP OF PROPERTY  
PREPARED FOR  
**GEORGE C. GUIDERA**

WESTON, CONN.  
SCALE: 1" = 20' - 21 APR. 1983



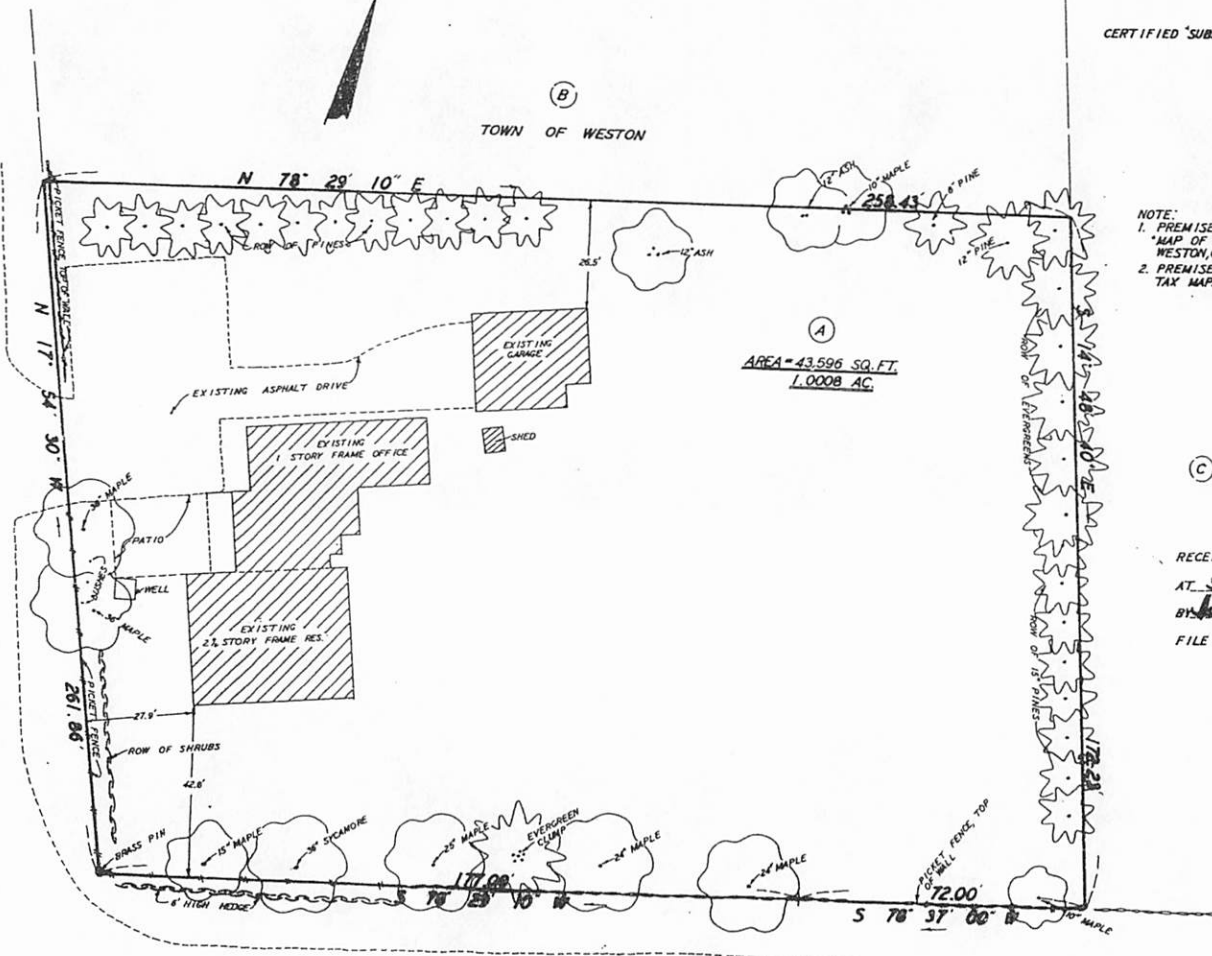
LEO LEONARD SURVEYOR



CERTIFIED "SUBSTANTIALLY CORRECT" CLASS "A-2" ACCURACY  
*Leo Leonard*  
LEO LEONARD, P.E., L.S.  
CONN. REG. NO. 2486

WESTON ROAD

(B)  
TOWN OF WESTON



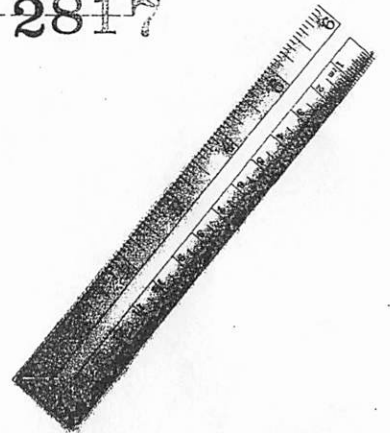
(A)  
AREA = 43,596 SQ. FT.  
1.0008 AC.

NOTE:  
1. PREMISES BEING LOT "A" AS SHOWN ON RECORD MAP NO. 651 ENTITLED "MAP OF PROPERTY PREPARED FOR ROGUES RIDGE PROPERTIES, INC., WESTON, CONN., AUG., 1950, SCALE 1" = 40", BY W. J. WOOD, JR., SURVEYOR.  
2. PREMISES DESIGNATED AS TAX LOT 30 BLK. 6 SHEET 22 ON THE WESTON TAX MAPS.

(C) TOWN OF WESTON

RECEIVED ON FILE IN THE WESTON TOWN CLERKS OFFICE  
AT 9:15 A.M. ON 11/10/83  
BY *John M. Rosenthal* TOWN CLERK

FILE NO. 2817



NORFIELD ROAD

2817





# Town of Weston, CT

## Property Listing Report

Map Block Lot 22 6 30

Developer Map 577,651, 2817

Unique Identifier R02116

Developer Lot A

Building # 1

### Property Information

Property Location	48 NORFIELD ROAD
Mailing Address	16 PHEASANT HILL ROAD WESTON CT 06883
Land Use	Residential
Zoning Code	R-2AC
Neighborhood	5-5

Owner	WESTON VENTURES LLC
Co-Owner	
Book / Page	0589/0027
Land Class	Residential
Census Tract	83360
Acreage	1

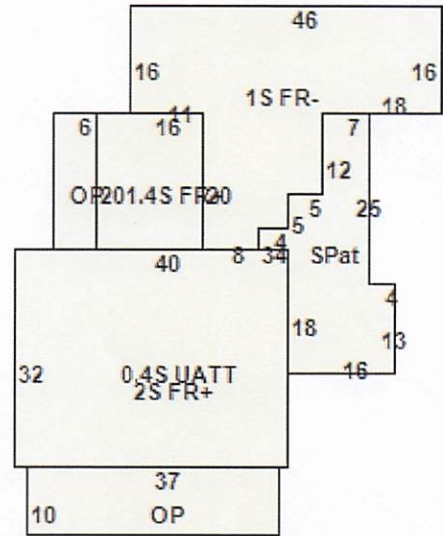
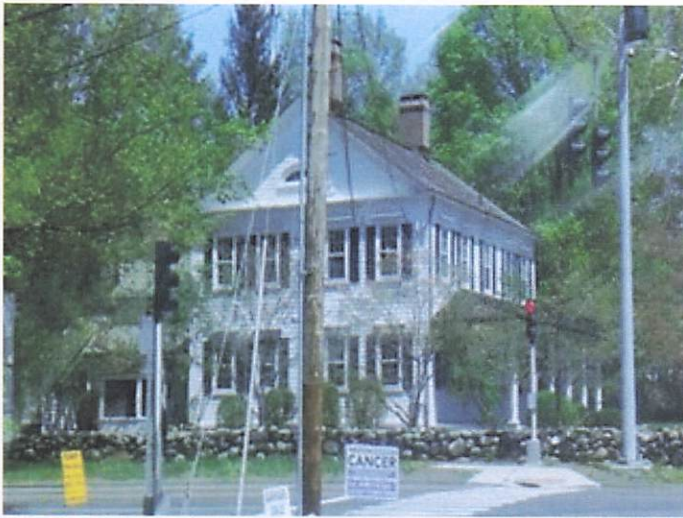
### Valuation Summary

(Assessed value = 70% of Appraised Value)

Item	Appraised	Assessed
Buildings	549686	384780
Outbuildings	19430	13600
Land	316780	221750
Total	885896	620130

### Building Area Info - sq/ft

Living	4032
Basement	1600
Finished Basement	0
Fin Bsmt Quality	



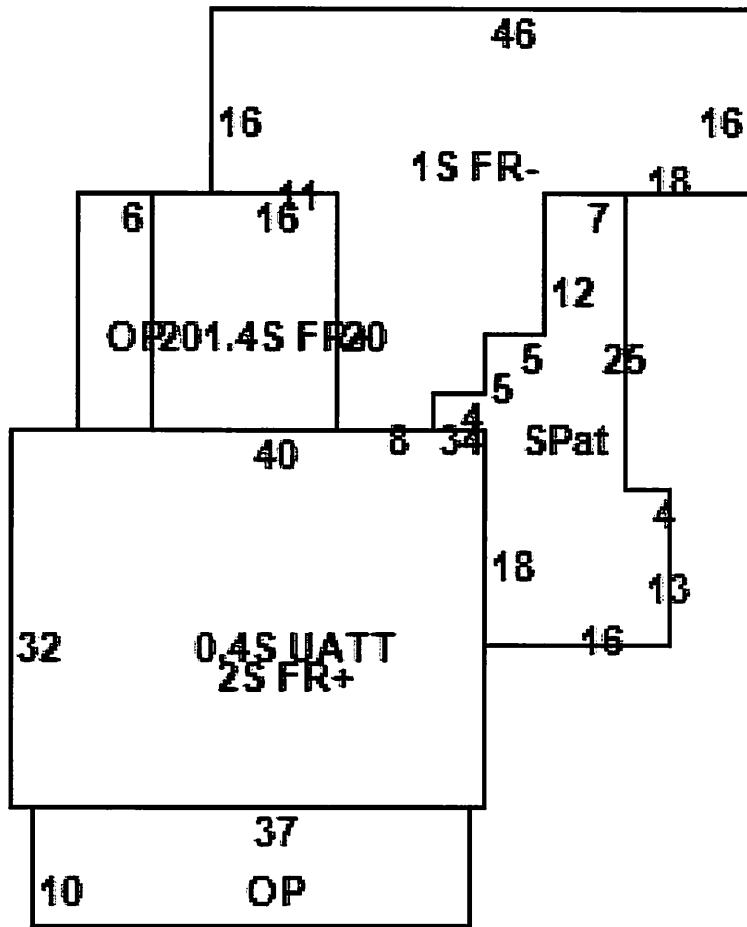
### Primary Construction Details

Year Built	1830
Building Desc.	Residential
Building Style	Colonial
Stories	2
Exterior Walls	Clapboards
Exterior Walls 2	
Interior Walls	Drywall
Interior Walls 2	
Interior Floors 1	Hardwood
Interior Floors 2	

Heating Fuel	Oil
Heating Type	None
AC Type	Central
Bedrooms	5
Full Bathrooms	2
Half Bathrooms	3
Extra Fixtures	0
Total Rooms	14
Bath Style	NA
Kitchen Style	
Occupancy	1

Building Use	Single Family
Building Condition	Very Good/Excellent
Frame Type	Wood Frame
Fireplaces	7
Bsmt Gar	0
Bsmt Access	
Building Grade	0
Roof Style	Gable
Roof Cover	Wood









#

1.9

29

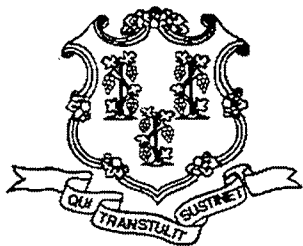
Norfield Rd

22-6-30  
1 AC  
#48

53

State Hwy 53

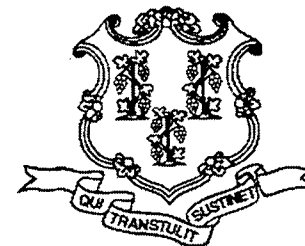
22-



# State of Connecticut

## Office of Early Childhood

450 Columbus Blvd, Suite 302, Hartford, CT 06103  
(860) 500-4450



In Accordance with Connecticut General Statutes 19a-420 to 19a-429 inclusive,  
the Connecticut Office of Early Childhood issues this license, which is non-transferable, to:

**DANIEL PELLETIER**

to operate a

**Youth Camp**

at

**DIG USA**

**48 NORFIELD RD WESTON, CT 06883-2251**

License Number: **YCYC.01592**  
Expiration Date: **07/31/2024**  
Approved for the Following Services:

**Day Camp**

  
\_\_\_\_\_  
**Beth Bye**  
**Commissioner**