

NOTE: Anyone requiring special accommodations due to disability should contact the Planning & Zoning Office at (203) 431-2766



**TOWN OF RIDGEFIELD
INLAND WETLANDS BOARD
PLANNING AND ZONING COMMISSION
FINAL PUBLIC HEARING AGENDA**

**Tuesday, June 06, 2017
7:30 PM—Town Hall Annex**

**Lower Level Meeting Room
66 Prospect St., Ridgefield, CT**

INLAND WETLANDS BOARD

Item I: (Continued) #2017-016-SP-PR: Plenary Ruling application under Sec.7.6 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for the filling of 225± square feet of existing wetlands, the creation of 645± square feet of new wetlands, and site disturbance within a regulated upland review area associated with the construction of a new baseball field and associated site improvements on 2.52 ± acres of land located at **2 Sanford Station Road (Intersection of CT Route 7 and Simpaug Turnpike) (Assessors ID: H13-0059)** in the RAA Zone. *Statutorily received April 04, 2017. Site walked May 07, 2017. Public Hearing held on May 16, 2017. Public Hearing continued to June 06, 2017. 35 days to close the Public Hearing is June 20, 2017. Owner: State of Connecticut, DEEP and Town of Ridgefield. Applicant: Ridgefield Little League. Authorized Agent: Phil Doyle.*

PLANNING AND ZONING COMMISSION

Item I: (Continued) #2017-016-SP-PR: Special Permit application under Section 9.2.A of the Town of Ridgefield Zoning Regulations per Section 3.2.C.3 for the construction of a new baseball field, storage building with bathrooms and snack area, and associated site improvements; Section 3.4.D.1 for the illumination of an outdoor recreational use; Section 7.8 for lighting; and Section 7.5.D (Table 4&5) for the use of a screener, and for the excavation, filling, and/or grading of earth material on 2.52 ± acres of land located at **2 Sanford Station Road (Intersection of CT Route 7 and Simpaug Turnpike) (Assessors ID: H13-0059)** in the RAA Zone. *Statutorily received April 04, 2017. Site walked May 07, 2017. Public Hearing held on May 16, 2017. Public Hearing continued to June 06, 2017. 35 days to close Public Hearing is June 20, 2017. Owner: State of Connecticut, DEEP and Town of Ridgefield. Applicant: Ridgefield Little League. Authorized Agent: Phil Doyle.*

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**TOWN OF RIDGEFIELD
FINAL AGENDA
INLAND WETLANDS BOARD**

**Tuesday, June 06, 2017
7:30 PM* –Town Hall Annex**

**Lower Level Meeting Room
66 Prospect St., Ridgefield, CT**

PENDING ITEMS

- 1. IF PUBLIC HEARING IS CLOSED: #2017-016-SP-PR:** Plenary Ruling application under Sec.7.6 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for the filling of 225± square feet of existing wetlands, the creation of 645± square feet of new wetlands, and site disturbance within a regulated upland review area associated with the construction of a new baseball field and associated site improvements on 2.52 ± acres of land located at **2 Sanford Station Road (Intersection of CT Route 7 and Simpaug Turnpike)** (Assessors ID: **H13-0059**) in the RAA Zone. *Statutorily received April 04, 2017. Site walked May 07, 2017. Public Hearing held on May 16, 2017. Public Hearing continued to June 06, 2017. 35 days to render a decision is July 11, 2017. Owner: State of Connecticut , DEEP and Town of Ridgefield. Applicant: Ridgefield Little League. Authorized Agent: Phil Doyle. For discussion.*

NEW ITEMS

- 2. #2017-028-A:** Proposed text amendment to Section 4.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations. For receipt and scheduling of Public Hearing. % IWA
- 3. #2017-039-REV(SP)(SR):** Revision to Summary Ruling application per Section 7.5 of the Inland Wetlands and Watercourses Regulations for the modification of previously approved site plans, resulting in the reduction of ±1,215 sq.ft. of building footprint at **509 Main Street** in the MSDD Zone. *Owner: 509 Main Street LLC. AA: Robert R. Jewell, Esq. For receipt and discussion.*

BOARD WALKS

To be scheduled (if needed):

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval:

May 16, 2017 (Mailed May 31, 2017)

For distribution:

PUBLIC HEARINGS

June 06, 2017

- **(Continued) #2017-016-SP-PR:** Plenary Ruling Application, **2 Sanford Station Road (Intersection of Route 7 & Simpaug Tkpe).** *State of CT, DEEP and Town of Ridgefield.*

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**TOWN OF RIDGEFIELD
FINAL AGENDA
PLANNING AND ZONING COMMISSION**

**Tuesday, June 06, 2017
7:30 PM* –Town Hall Annex**

*following Inland Wetlands Board agenda

**Lower Level Meeting Room
66 Prospect St., Ridgefield, CT**

PENDING ITEMS

1. **IF PUBLIC HEARING IS CLOSED #2017-016-SP-PR:** Special Permit application under Section 9.2.A of the Town of Ridgefield Zoning Regulations per Section 3.2.C.3 for the construction of a new baseball field, storage building with bathrooms and snack area, and associated site improvements; Section 3.4.D.1 for the illumination of an outdoor recreational use; Section 7.8 for lighting; and Section 7.5.D (Table 4&5) for the use of a screener, and for the excavation, filling, and/or grading of earth material on 2.52 ± acres of land located at **2 Sanford Station Road (Intersection of CT Route 7 and Simpaug Turnpike) (Assessors ID: H13-0059)** in the RAA Zone. *Statutorily received April 04, 2017. Site walked May 07, 2017. Public Hearing held on May 16, 2017. Public Hearing continued to June 06, 2017. 65 days to render a decision is August 10, 2017. Owner: State of Connecticut, DEEP and Town of Ridgefield. Applicant: Ridgefield Little League. Authorized Agent: Phil Doyle. For discussion.*
2. **#2017-027-REV(SP):** Revision to the Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations for the use of the premises as a truck rental office and per Sec. 7.2 to replace an existing standalone sign at **70 West Branchville Road** in the B-2 Zone. *Statutorily received on May 16, 2017. 65 days for decision is July 20, 2017. Owner: Joe and Gene Nazzaro. Applicant: Branchville Self Storage LLC. For discussion and action.*

NEW ITEMS

3. **#2017-031-PRE:** Pre-Submission Concept meeting for a first floor Recreational/ Entertainment Use, the Next Level Virtual Reality Arcade at **28 Prospect Street** in B-1 Zone. *Applicant: Michael Joyce. For discussion.*
4. **#2017-033-PRE:** Pre-Submission Concept for the re-zoning and expansion of the Boys and Girls Club at **41 Governor Street.** *For discussion.*
5. **#2017-029-A:** Proposed Text Amendment for Sec 2.2 – Definitions- Story Related Terms of the Ridgefield Zoning Regulations. *For receipt and scheduling of Public Hearing. % PD*
6. **#2017-036-REV(SP):** Revision to the Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations for the use of four (4) temporary mobile light towers for the

Scotts Ridge Middle School Turf Field at **750 North Salem Road** in the RAA zone.
Owner: TOR. Appl: Mark Vanni, SCOR. AA: Peter T. Coffin. For receipt and discussion.

7. **#2017-037-A:** Proposed Text Amendment to the Section 7.14 Drainage Requirements and Storm Water Management. *For receipt and scheduling Public Hearing. % PD*
8. **#2017-039-REV(SP) REV(SR):** Revision to the Special Permit application per Section 9.2 of the Town of Zoning Regulations to Regulations for the modification of previously approved site plans, resulting in the reduction of $\pm 1,215$ sq.ft. of building footprint at **509 Main Street** in the MSDD Zone. *Owner: 509 Main Street, LLC. AA: Robert R. Jewell, Esq. For receipt and discussion.*
9. **#2017-040-PRE:** Pre-Submission Concept for an Automated Car Wash at the Gulf Gas Station at **115 Danbury Road** in the B-2 Zone. AA: Robert R. Jewell, Esq. *For Discussion.*

COMMISSION WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

- **#9330-REV(SP): Stepping Stone Farm, % Molly McGeehin, Town Treasurer. Release of performance bond recommended.**
- **#89017-S: Spectacle Lane Subdivision, % Molly McGeehin, Town Treasurer. Release of accessway, and erosion and sediment control bonds recommended.**

CORRESPONDENCE

MINUTES

For Approval: May 16, 2017 (Mailed May 31, 2017)

For Distribution:

PUBLIC HEARINGS

June 06, 2017

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