

**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 July 18, 2017  
7:30 PM—Town Hall Annex**

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

**PLANNING AND ZONING COMMISSION**

**Item: #2017-041-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations, for occupancy of an existing theater for a cultural and recreational activity per Section 5.3.D.18 , the excavation, filling and/or grading of earth material per Section 7.5.D.4.1, and site modifications for lightings and landscaping for the new business office tenant that will occupy the existing Philip Johnson building, and theater by ACT( A Contemporary Theatre, Inc) at **36 Old Quarry Road** in the B-2 Zone. *Statutorily received June 20, 2017. Site walked on June 25, 2017. Public Hearing scheduled for July 05, 2017 and rescheduled for July 18, 2017. 35 days to close Public hearing is August 22, 2017. Owner: TOR. Applicant: Charlie Fisher. Authorized Agent: Steven Sullivan.*

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

**Tuesday, July 18, 2017  
7:30 PM\* –Town Hall Annex**

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

**PENDING ITEMS**

- 1. #2017-016-SP-PR:** Plenary Ruling application under Section.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, June 06, and on June 20, 2017.Public Hearing closed on June 20, 2017. 35 days to render a decision is July 25, 2017. Owner: State of Connecticut, DEEP and Town of Ridgefield. Applicant: Ridgefield Little League. Authorized Agent: Phil Doyle. For review of proposed Draft Resolution.*

**NEW ITEMS**

- 2.** Discussion on Ordinance about Wetlands violations and Citations. % IWA/Director.
- 3. 2017-050-REV(SR):** Revision to the Summary Ruling under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulation to allow to Brush hog the wetlands twice a year at **55 Wilton Road East** in the RAA Zone. *Owner/Applicant: Rebecca Mucchetti. For receipt and discussion.*

**BOARD WALKS**

**REQUESTS FOR BOND RELEASES/REDUCTION**

**CORRESPONDENCE**

**MINUTES**

**For approval:** June 27, 2017(distributed on July 05) & July 05, 2017 (Mailed on July 11, 2017)

**For distribution:**

**PUBLIC HEARINGS**

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

**Tuesday, July 18, 2017  
7:30 PM\* –Town Hall Annex**

\*following Inland Wetlands Board agenda

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

**PENDING ITEMS**

1. **#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, June 06, and on June 20, 2017. Public hearing closed on June 20, 2017. 65 days to render decision is August 24, 2017. Owner: State of Connecticut, DEEP and Town of Ridgefield. Applicant: Ridgefield Little League. Authorized Agent: Phil Doyle. For review of proposed Draft Resolution.*
2. **If PUBLIC HEARING IS CLOSED: #2017-041-SP:** Special Permit application per Section 9.2 of the Town of Ridgefield Zoning Regulations, for occupancy of an existing theater for a cultural and recreational activity per Section 5.3.D.18, the excavation, filling and/or grading of earth material per Section 7.5.D.4.1, and site modifications for lightings and landscaping for the new business office tenant that will occupy the existing Philip Johnson building, and the theater by ACT( A Contemporary Theatre, Inc) at **36 Old Quarry Road** in the B-2 Zone. *Statutorily received June 20, 2017. Site walked on June 25, 2017. Public Hearing scheduled for July 05, rescheduled and held on July 18, 2017. 65 days to render a decision is September 21, 2017. Owner: TOR. Applicant: Charlie Fisher. Authorized Agent: Steven Sullivan. For discussion and action*
3. **#2017-044-PRE:** Pre-submission concept for a retail/Agricultural use at the intersection of Route 7 & Haviland Road (**Assessor's ID G10-0016**). For discussion.
4. **#2017-046-REV(SP):** Revision to a Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 7.2 to add an additional sign of 25sq.ft. on the south side of the building at **125 Danbury Road** in the B-1 Zone. *Owner: Equity One. Applicant: Connecticut Signcraft. For discussion and action.*

## NEW ITEMS

5. **#2017-047-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations, per 3.2.12 to use the premises as Bed and Breakfast called “ Front Porch Farm” at **47 Circle Drive** in RAA Zone. *Owner: Thomas A Savoca. For receipt and scheduling of Public Hearing and scheduling of Site Walk.*
6. **#2017-048-REV(SP):** Revision to a Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 5.2.D.5 for exterior renovations to the front facade and addition of a deli at **115 Danbury Road** in the B-1 Zone. *Owner 115 Danbury Road Associates, LLC. Applicant: Doyle Coffin Architecture. For receipt and discussion.*
7. **#2017-049-REV(SP):** Revision to Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations to locate a 12’x16’ shed (Snack Shack) next to the existing Clubhouse at **545 Ridgebury Road** in the RAAA Zone. *Owner: TOR. Applicant: Ridgefield Golf Course, Frank Sergiovanni. For receipt and action.*

## COMMISSION WALKS

Walks to be scheduled (if needed):

- 2017-047-SP: Special Permit Application, 47 Circle Drive, Thomas A Savoca.

## REQUESTS FOR BOND RELEASES/REDUCTION

- **#2015-041-PR-SP:** 77 Sunset Lane. Charter Group Partners at Ridgefield, LLC. Release of Building 100, Landscaping Bonds for the amount \$20,265.00.
- **#2015-041-PR-SP:** 77 Sunset Lane. Charter Group Partners at Ridgefield, LLC. Release of Building C, Landscaping Bonds for the amount \$2,750.00
- **#2015-041-PR-SP:** 77 Sunset Lane. Charter Group Partners at Ridgefield, LLC. Release of Building C, Landscaping Bonds for the amount \$10,027.00
- **#2015-041-PR-SP:** 77 Sunset Lane. Charter Group Partners at Ridgefield, LLC. Release of Building B, Landscaping Bonds for the amount \$2,507.00

## CORRESPONDENCE

## MINUTES

**For Approval:** June 27, 2017(distributed on July 05) & July 05, 2017 (Mailed on July 11, 2017)  
**For Distribution:**

## PUBLIC HEARINGS

**July 18, 2017**

- **#2017-041-SP:** Special Permit Application, 36 Old Quarry Road, TOR.