

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



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

**Wednesday, September 19, 2018
7:30 PM—Town Hall Annex**

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

INLAND WETLANDS BOARD

Item I: #2018-054-AH-SR: Summary Ruling application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for grading and related work in an upland review area on property consisting of ± 3.33 acres located at **233 Danbury Road** in the RAA Zone. *Statutorily received on July 24, 2018. Site walked on July 29, 2018. 35 days to close public hearing is October 24, 2018.*
Owner/Applicant: CGP Danbury Road, LLC. Authorized Agent: Robert R. Jewell, Esq.

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

**Wednesday, September 19, 2018
7:30 PM—Town Hall Annex**

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

PLANNING AND ZONING COMMISSION

- Item I: #2018-042-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.3.D.1 for a Major home occupation, “Sacred Waters LLC”, the revised application includes screening of the equipment, trailer and requests for the waiver of the application fees, at **6 Clearview Drive** in the RA Zone. *Statutorily received on July 17, 2018. 35 days to close public hearing is October 24, 2018. Owner: Estate of Betty Keegan. Applicant: John Keegan. Authorized Agent: Robert R. Jewell, Esq.*
- Item II: #2018-054-AH-SR:** Application for multi-family development under Section 8-30g of the Connecticut General Statutes(Affordable Housing) for construction of thirty (30) age restricted units, of which 30% of the units shall be affordable, and per Ridgefield Zoning Regulations Section 7.5.D.5 for earth processing, including rock-crushing and soil screening, on property consisting of ±3.33 acres located at **233 Danbury Road** in the RAA Zone. *Statutorily received on July 24, 2018. Site walked on July 29, 2018.35 days to close public hearing is October 24, 2018. Owner/Applicant: CGP Danbury Road, LLC. Authorized Agent: Robert R. Jewell, Esq.*
- Item III: #2018-045-A:** Regulation Amendment Application to the Town of Ridgefield Zoning Regulations to add the Section 5.3.C.12: Food retail/serving and Section 5.3.D.5.d: flooring, granite marble. *Statutorily received on July 17, 2018. Commission Initiated.*
- Item IV: #2018-046-A:** Regulation Amendment Application to the Town of Ridgefield Zoning Regulations to add the definitions of Temporary signage by amending Section 2.2-Definitions, and to amend Section 7.2.E.10 a and b for Maximum Size/Area – Signage. *Statutorily received on July 17, 2018. Commission Initiated.*
- Item V: #2018-047-A:** Regulation Amendment Application to the Town of Ridgefield Zoning Regulations to amend the Section 7.2.D.2.b. and d. Maximum Size/Area and Section 7.2.E.11 Maximum Number Size/Area-Signage. *Statutorily received on July 17, 2018. Commission Initiated.*

Item VI: #2018-052-A: Regulation Amendment Application to the Town of Ridgefield Zoning Regulations to the amend Section 5.3.D.27. and Section 5.3.D.27.b and remove Section 5.3.D.27.a. *Statutorily received on July 17, 2018. Commission Initiated.*

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

**Wednesday, September 19, 2018
7:30 PM* –Town Hall Annex**

**following Public Hearing agenda*

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

PENDING ITEMS

- 1. IF PUBLIC HEARING IS CLOSED: #2018-054-AH-SR:** Summary Ruling application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for grading and related work in an upland review area on property consisting of ± 3.33 acres located at **233 Danbury Road** in the RAA Zone. *Statutorily received on July 24, 2018. Site walked on July 29, 2018. 35 days to render a decision is October 24, 2018. Owner/Applicant: CGP Danbury Road, LLC. Authorized Agent: Robert R. Jewell, Esq. For possible discussion and action.*

NEW ITEMS

BOARD WALKS

October 21, 2018

- 1. #2018-061-AH-SR:** Summary Ruling Application, 84 Governor St LLC.
- 2. #2018-062-AH-PR:** Plenary Ruling Application, 62 Prospect Ridge LLC.

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: September 04, 2018 (Mailed on September 12, 2018)
For distribution:

PUBLIC HEARINGS

September 19, 2018

- **#2018-054-AH-SR:** Summary Ruling application, 233 Danbury Road, CGP Danbury Road, LLC.
- **#2018-056-A:** Amendment application, Section 4.5

September 25, 2018

- **(Continued) #2018-053-PR-SP:** Plenary Ruling Application, 340 Peaceable Street, Peaceable LLC

October 23, 2018

- **#2018-056-A:** Amendment application, Section 4.5

November 07, 2018

- **#2018-061-AH-SR:** Summary Ruling Application, 84 Governor Street, 84 Governor St LLC
- **#2018-062-AH-PR:** Plenary Ruling Application, 62 Prospect Ridge Road, 62 Prospect Street LLC.

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

**Wednesday, September 19, 2018
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: #2018-042-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.3.D.1 for a Major home occupation, “Sacred Waters LLC”, the revised application includes screening of the equipment, trailer and requests for the waiver of the application fees, at **6 Clearview Drive** in the RA Zone. *Statutorily received on July 17, 2018. 65 days to render a decision is November 23, 2018. Owner: Estate of Betty Keegan. Applicant: John Keegan. Authorized Agent: Robert R. Jewell, Esq. For possible discussion and action.*
- 2. IF PUBLIC HEARING IS CLOSED: #2018-054-AH-SR:** Application for multi-family development under Section 8-30g of the Connecticut General Statutes(Affordable Housing) for construction of thirty (30) age restricted units, of which 30% of the units shall be affordable, and per Ridgefield Zoning Regulations Section 7.5.D.5 for earth processing, including rock-crushing and soil screening activities for a property consisting of ±3.33 acres located at **233 Danbury Road** in the RAA Zone. *Statutorily received on July 24, 2018. Site walked on July 29, 2018. 65 days to render a decision November 23, 2018. Owner/Applicant: CGP Danbury Road, LLC. Authorized Agent: Robert R. Jewell, Esq. For possible discussion and action.*
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- 4. IF PUBLIC HEARING IS CLOSED: #2018-046-A:** Regulation Amendment Application to the Town of Ridgefield Zoning Regulations to add the definitions of Temporary signage by amending Section 2.2-Definitions, and to amend Section 7.2.E.10 a and b for Maximum Size/Area – Signage. *Statutorily received on July 17, 2018. Commission Initiated.*
- 5. IF PUBLIC HEARING IS CLOSED: #2018-047-A:** Regulation Amendment Application to the Town of Ridgefield Zoning Regulations to amend the Section 7.2.D.2.b. and d. Maximum Size/Area and Section 7.2.E.11 Maximum Number Size/Area-Signage. *Statutorily received on July 17, 2018.. Commission Initiated.*

- 6. IF PUBLIC HEARING IS CLOSED #2018-052-A:** : Regulation Amendment Application to the Town of Ridgefield Zoning Regulations to the amend Section 5.3.D.27. and Section 5.3.D.27.b and remove Section 5.3.D.27.a. *Statutorily received on July 17, 2018. 65days to render a decision is November 23, 2018. Commission Initiated*

NEW ITEMS

COMMISSION WALKS

October 21, 2018

- 1. #2018-061-AH-SR:** Affordable Housing application, 84 Governor Street, 84 Governor St LLC.
- 2. #2018-062-AH-PR:** Affordable Housing application, 62 Prospect Ridge Road, 62 Prospect Ridge LLC.

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: September 04, 2018 (Mailed on September 12, 2018)

For distribution:

PUBLIC HEARINGS

September 19, 2018

- **#2018-042-SP:** Special Permit Application. 6 Clearview Drive. Applicant: John Keegan.
- **#2018-045-A:** Amendment Application, Section 5.3.C.12 and Section 5.3.D.5
- **#2018-046-A:** Amendment Application, Section 2.2 and 7.2.E.10 a. and b.
- **#2018-047-A:** Amendment Application, Section 7.2.D.2.b and d. and Section 7.2.E.11
- **#2018-052-A:** Amendment Application, Section 5.3.D.27 a. and b.
- **#2018-054-AH-SR:** Affordable Housing application, 233 Danbury Road, CGP Danbury Road, LLC

September 25, 2018

- **(Continued)#2018-053-PR-SP:** Special Permit Application, 340 Peaceable Street, Peaceable LLC

November 07, 2018

- **#2018-061-AH-SR:** Affordable Housing Application, 84 Governor Street, 84 Governor St LLC
- **#2018-062-AH-PR:** Affordable Housing Application, 62 Prospect Ridge Road, 62 Prospect Street LLC

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**TOWN OF RIDGEFIELD
AQUIFER PROTECTION AGENCY
FINAL AGENDA**

**Wednesday, September 19, 2018
7:30 PM* –Town Hall Annex**

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

*following Planning and Zoning Commission Agenda

PENDING ITEMS

NEW ITEMS

- 1. Discussion on Road Salt. % Chair**
- 2. Training for APA. % Chair**

CORRESPONDENCE

MINUTES

For Approval:

For distribution: