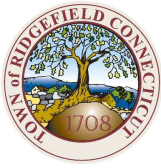


NOTE: Anyone requiring special accommodations due to disability should contact the Planning & Zoning Office at (203) 431-2766



**TOWN OF RIDGEFIELD
PLANNING AND ZONING COMMISSION
INLAND WETLANDS BOARD
PUBLIC HEARING AGENDA (REVISED)**

**Tuesday, May 14, 2019
7:30 PM –Town Hall Annex**

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

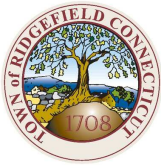
INLAND WETLANDS BOARD

Item I: #2019-029-SP-SR: Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to upgrade the existing South Street Wastewater Treatment Facility (WWTF) within wetlands and/or the upland review area of wetlands, located at **22 South Street (Assessor's ID E14-0158)** in the B-2 Zone. *Owner/Applicant: Water Pollution Control Authority Town of Ridgefield. Authorized Agent: AECOM Technical Services, Jon Pearson, P.E. Statutorily received on April 09, 2019. Site walked on May 04, 2019. 35 days to close a public hearing is June 18, 2019.*

PLANNING AND ZONING COMMISSION

Item I: #2019-029-SP-SR: Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations and Section 5.3.D.3 to upgrade the existing South Street Wastewater Treatment Facility (WWTF) located at **22 South Street (Assessor's ID E14-0158)** in the B-2 Zone. *Owner/Applicant: Water Pollution Control Authority, Town of Ridgefield. Authorized Agent: AECOM Technical Services, Jon Pearson P.E. Statutorily received on April 09, 2019. Site walked on May 04, 2019. 35 days to close a public hearing is June 18, 2019.*

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



**TOWN OF RIDGEFIELD
INLAND WETLANDS BOARD
AGENDA (REVISED)**

**Tuesday, May 14, 2019
7:30 PM* –Town Hall Annex**

*following Public Hearing agenda

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

PENDING ITEMS

- 1. #2019-012-SP-FP-SR:** Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to conduct regulated activities to remedy an outstanding violation in wetlands and the upland review area of wetlands at **865 and 901 Ethan Allen Highway** in the B-2 Zone and RAA Zone, respectively.
Owner/Applicant: Kelly Molony, Executrix of the Estate of Michael Venus. Authorized Agent: Peter S. Olson. Statutorily received on February 19, 2019. Site walked on March 17, 2019. Public hearing closed on April 23, 2019. For approval of draft resolution.
- 2. IF PUBLIC HEARING IS CLOSED: #2019-029-SP-SR:** Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to upgrade the existing South Street Wastewater Treatment Facility (WWTF) within wetlands and/or the upland review area of wetlands, located at **22 South Street (Assessor's ID E14-0158)** in the B-2 Zone. *Owner/Applicant: Water Pollution Control Authority Town of Ridgefield. Authorized Agent: AECOM Technical Services, Jon Pearson, P.E. Statutorily received on April 09, 2019. Site walked on May 04, 2019. 35 days to render a decision is June 18, 2019. For possible discussion and action.*

NEW ITEMS

- 1. #2019-036-S-SP-SR:** Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for a five (5) lot Planned Residential Development (PRD) Subdivision located at **99 Barry Avenue** in the RAA Zone. *Owner: Nancy N. Montanari Revocable Trust u/d June 22, 2004. Applicant: Sturges Brothers, Inc. Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling a site walk and Public Hearing.*
- 2. #2019-039-REV(AH)-SR:** Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to allow for construction of a parking area and a building containing sixteen (16) units on property consisting of ± 1.473 acres located at **100 Danbury Road** (Assessor's ID E13-0534) and ± 0.588 acres located at **Farmingville Road** (Assessor's ID F13-003) in the B-3 Zone. *Owner: Ridgefield*

*Apartments, Inc. & Farmingville Road LLC. Applicant: Ridgefield Apartments, Inc.
Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling a site walk and Public Hearing.*

- 3. #2019-043-REV(SP)(SR):** Revision to Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to construct a self-storage facility at the previously approved contractor's yard at a property consisting \pm 2.97 acres located at **800 Ethan Allen Highway (Assessor's ID G10-0026)** in the B-2 Zone.
Owner: BBD LLC. Applicant: Saber Management LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling a site walk.

BOARD WALKS

To be scheduled

- **99 Barry Avenue**
- **100 Danbury Road**

REQUESTS FOR BOND RELEASES/REDUCTION

- 1. #9917-SR: 30 Pine Mountain Rd,** Release of the Bond for amount \$300.00 posted for relocation and piping of road drainage.

CORRESPONDENCE

MINUTES

For approval: April 23, 2019 (Mailed on April 30, 2019)

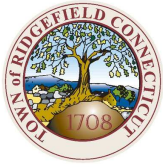
For distribution:

PUBLIC HEARINGS

May 14, 2019

- **#2019-029-SP-SR,** Summary Ruling, 22 South Street, Town of Ridgefield, WPCA

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



**TOWN OF RIDGEFIELD
PLANNING AND ZONING COMMISSION
AGENDA (REVISED)**

**Tuesday, May 14, 2019
7:30 PM* –Town Hall Annex**

*following Inland Wetlands Agenda

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

PENDING ITEMS

- 1. #2019-012-SP-FP-SR:** Special Permit Application per Section 9.2 and Site Plan Application for Floodplain Development per Section 11.5 of the Town of Ridgefield Zoning Regulations to restore an area of property which was disturbed without permits at **865 and 901 Ethan Allen Highway** in the B-2 Zone and RAA Zone, respectively; and Special Permit Application per Section 9.2 and 5.3.D.6 of the Zoning Regulations for a Contractor's Yard at **865 Ethan Allen Highway**. *Owner/Applicant: Kelly Molony, Executrix of the estate of Michael Venus. Authorized Agent: Peter S. Olson, Land Use & Conservation Counsel. Statutorily received on February 19, 2019. Site walked on March 17, 2019. Public hearing closed on April 23, 2019. For approval of draft resolution.*
- 2. IF PUBLIC HEARING IS CLOSED: #2019-029-SP-SR:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations and Section 5.3.D.3 to upgrade the existing South Street Wastewater Treatment Facility (WWTF) located at **22 South Street (Assessor's ID E14-0158)** in the B-2 Zone. *Statutorily received on April 09, 2019. Site walked on May 04, 2019. 65 days to render a decision is July 18, 2019. Owner/Applicant: Water Pollution Control Authority, Town of Ridgefield. Authorized Agent: AECOM Technical Services, Jon Pearson P.E. For possible discussion and action.*

NEW ITEMS

- 1. #2019-035-REV(SP):** Revision to the Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for a play space for young children to promote educational and artistic development for a property located at **66 Danbury Road** in the B-2 Zone. *Statutorily received on May 07, 2019. Owner: Norfolk Company LLC. Applicant: Kelsey Hubbard Rollinson. For discussion and possible action.*
- 2. #2019-037-A:** Regulation Amendment Application per Section 9.2.B of the Town of Ridgefield Zoning Regulations, and per Section 2.2 (Defined Terms) to redefine Accessway, and per Section 3.2.C.5 to change the text to allow up to five (5) lots be served by one (1) Accessway, and per Section 11-7 of the Subdivision Regulation under Section 4-12 to allow one (1) accessway to serve up to 5 (five) lots. *Statutorily received on May 07, 2019.*

Applicant: Sturges Brothers, Inc. Authorized Agent: Robert R. Jewell, Esq. For scheduling a Public Hearing.

3. **#2019-036-S-SP-SR:** Subdivision Application for a five (5) lot Planned Residential Development (PRD) Subdivision of ± 10.1997 acres of land and Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for an Accessway serving 5 (five) lots (4 new lots and 1 existing lot), Section 4.1 for PRD designation, and Section 7.5.D.3. Table #5 for use of screening and crushing equipment for a property located at **99 Barry Avenue** in the RAA Zone. *Statutorily received on May 07, 2019. Owner: Nancy N. Montanari Revocable Trust u/d June 22, 2004. Applicant: Sturges Brothers, Inc. Authorized Agent: Robert R. Jewell, Esq. For scheduling a site walk and Public Hearing.*
4. **#2019-039-REV(AH)-SR:** Revision to an Affordable Housing application under Section 8-30g of the Connecticut General Statutes (Affordable Housing) to add sixteen (16) units (of which five (5) units shall be affordable) to an existing housing development (XR 2009-035-REV(SP)) and per Sec.6.2. including work in an Aquifer Protection Zone (locally defined), on a property consisting of ± 1.473 acres located at **100 Danbury Road** (Assessor's ID E13-0534) and ± 0.588 acres located on **Farmingville Road** (Assessor's ID F13-003) in the B-3 Zone. *Statutorily received on May 07, 2019. Owner: Ridgefield Apartments, Inc. & Farmingville Road LLC. Applicant: Ridgefield Apartments, Inc. Authorized Agent: Robert R. Jewell, Esq. For scheduling a site walk and Public Hearing.*
5. **#2019-041-A:** Regulation Amendment Application per Section 9.2.B of the Town of Ridgefield Zoning Regulations to amend Sec. 3.3.C: Accessory Uses: Accessory Dwelling Units; Sec. 3.4.C.1: Accessory Structures: Outdoor Recreational Facility; Sec. 3.4.C.2: Accessory Structures: Other Structures; Sec.3.4.C.3: Accessory Structures: Outbuilding in Front yard. Section 5.1.C: Central Business District: Permitted Uses: Change of Use; Sec.5.2.C: B-1: Permitted uses: Change of Use; Sec.5.3.C:B-2:Permitted Uses: Change of Use; Sec.5.4.C: B-3: Permitted uses: Change of Use; Sec.5.6.C: Neighborhood Business Zone: Permitted uses: Change of Use; Site Plan Application review process and permit. *Commission initiated. For receipt and scheduling a Public Hearing.*
6. **#2019-042-VDC:** Village District Application per Section 8.3 and Section 5.1.B of the Town of Ridgefield Zoning Regulations for a building and window signs "Sammy + Nat" for a property located at **414 Main Street** in the CBD Zone. *Applicant: Sammy+Nat Ridgefield LLC. Owner: Urstadt Biddle Properties Inc. For receipt, discussion and possible action.*
7. **#2019-043-REV(SP)(SR):** Revision to the Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations to construct a self-storage facility at a previously approved contractor's yard at a property consisting ± 2.97 acres located at **800 Ethan Allen Highway (Assessor's ID G 10-0026)** in the B-2 Zone. *Owner:BBD LLC. Applicant: Saber Management LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling a site walk and public hearing.*
8. **#2019-044-VDC:** Village District Application per Section 8.3 and Section 5.1.B of the Town of Ridgefield Zoning Regulations for a building sign "Ridgefield Pride Art Center"

for a property located at **424 R Main Street** in the CBD Zone. *Owner: Urstadt Biddle Properties, Inc. Applicant: Ridgefield Pride Art Center LLC. For receipt, possible discussion and action.*

9. **#2019-016-MISC:** Modification to the stipulation to allow a 2 lot Re-subdivision for property at located at 104 West Mountain Road in the RAAA zone. *Owner: Mr. & Mrs. Kriedberg*

COMMISSION WALKS

To be scheduled

- **99 Barry Avenue**
- **100 Danbury Road**
- **800 Ethan Allen Highway**

REQUESTS FOR BOND RELEASES/REDUCTION

1. **#89021-S-SR: 190-192 Old Branchville Road,** Release of the Bond for amount \$500.00 posted for accessway construction.

CORRESPONDENCE

MINUTES

For approval: April 09, 23 (Mailed on April 30, 2019)

For distribution: May 07, 2019

PUBLIC HEARINGS

May 14, 2019

- **#2019-029-SP-SR,** Special Permit application, 22 South Street, Town of Ridgefield, WPCA

To be scheduled

- **#2019-036-S-SP-SR,** Subdivision and Special Permit Application, 99 Barry Avenue, Nancy N. Montanari revocable Trust u/d June 22, 2004.
- **#2019-037-A,** Regulation amendment, Sturges Brothers, Inc.
- **#2019-043-REV(SP)(SR),** Special Permit Application, 800 Ethan Allen Hwy, BBD LLC.