

**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  
PUBLIC HEARING AGENDA (REVISED)**

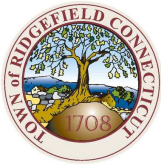
**Tuesday, May 28, 2019  
7:30 PM –Town Hall Annex**

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

**PLANNING AND ZONING COMMISSION**

**Item II: #2019-041-A:** Regulation Amendment Application per Section 9.2.B of the Town of Ridgefield Zoning Regulations to amend Site Plan Application review process and permit: Sec 3.3.B and 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. *Statutorily received on May 14, 2019. Commission initiated.*

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

**Tuesday, May 28, 2019  
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: #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. Public hearing closed on May 14, 2019.35 days to render a decision is June 18, 2019. For approval of Draft Resolution..*

**NEW ITEMS**

- 1. #2019-045-REV(SP)-SR:** Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for activities within the upland review areas, located at **439 Silver Spring Road** in the RAA Zone. *Owner: Flat Rock Corporation (The). Applicant: Silver Spring Country Club, Incorporated (The). Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling a site walk and Public hearing.*

**BOARD WALKS**

**June 02, 2019**

- **#2019-036-S-SP-SR**, 99 Barry Avenue, Sturges Bros., Inc.
- **#2019-039-REV(AH)-SR**, 100 Danbury Road, Ridgefield Apartments Inc.

**June 23, 2019**

- **#2019-043-REV(SP)(SR)**, 800 Ethan Allen Highway, BBD LLC

**REQUESTS FOR BOND RELEASES/REDUCTION**

## **CORRESPONDENCE**

## **MINUTES**

**For approval:**

**For distribution:** May 14, 2019

## **PUBLIC HEARINGS**

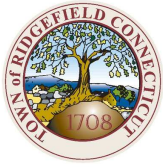
### **June 25, 2019**

- **#2019-036-S-SP-SR**, Summary Ruling Application, 99 Barry Avenue, Nancy N. Montanari revocable Trust u/d June 22, 2004.
- **#2019-039-REV(AH)-SR**, Summary Ruling Application, 100 Danbury Road, Ridgefield Apartments Inc.

### **July 09, 2019**

- **#2019-043-REV (SP)(SR)**, Revision to Summary Ruling, 800 Ethan Allen Hwy, BBD LLC

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

**Tuesday, May 28, 2019  
7:30 PM\* –Town Hall Annex**

\*following Inland Wetlands Agenda

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

**PENDING ITEMS**

- 1. 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. Public hearing is closed on May 14, 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 Approval of Draft Resolution.*
- 2. IF PUBLIC HEARING IS CLOSED: #2019-041-A:** Regulation Amendment Application per Section 9.2.B of the Town of Ridgefield Zoning Regulations to amend Site Plan Application review process and permit: Sec 3.3.B and 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. *Statutorily received on May 14, 2019. Commission initiated. For discussion and possible action.*
- 3. #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*
- 4. #2019-044-VDC (Contd):** 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. *Statutorily received on May 14, 2019. Owner: Urstadt Biddle Properties, Inc. Applicant: Ridgefield Pride Art Center LLC. For possible discussion and action.*

## NEW ITEMS

1. **#2019-045-REV(SP)-SR:** Revision to a Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations to construct a Maintenance Facility and a Paddle Tennis Facility and related site work, per Sec. 7.5 for associated excavation, screening, and rock crushing, and per Sec 3.2.C.3 for a modification to a Special Permit to extend the paddle tennis season, for a property located at **439 Silver Spring Road** in the RAA Zone. *Owner: Flat Rock Corporation (The). Applicant: Silver Spring Country Club, Incorporated (The). Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling a site walk and Public hearing.*
2. **#2019-046-REV(SP):** Revision to a Special Permit application per Section 9.2 of the Town of Ridgefield Zoning Regulations to remove Condition #5: “Install a guardrail parallel to Route 7” from a prior Special Permit adopted Resolution of Approval (XR: #2017-016-SP-PR) for a property located at **2 Sanford Station Road** in the RAA Zone. *Owner: Town of Ridgefield, State of Connecticut, DEEP. Applicant: Ridgefield Little League. For receipt and possible discussion.*

## COMMISSION WALKS

### June 02, 2019

- **#2019-036-S-SP-SR**, 99 Barry Avenue, Sturges Bros., Inc.
- **#2019-039-REV(AH)-SR**, 100 Danbury Road, Ridgefield Apartments Inc.

### June 23, 2019

- **#2019-043-REV(SP)(SR)**, 800 Ethan Allen Highway, BBD LLC

## REQUESTS FOR BOND RELEASES/REDUCTION

## CORRESPONDENCE

## MINUTES

**For approval:** May 07, 2019 (distributed on May 14, 2019)  
**For distribution:** May 14, 2019

## PUBLIC HEARINGS

### June 04, 2019

- **#2019-037-A**, Text Amendment: Accesways, Sturges Bros.

### June 25, 2019

- #2019-036-S-SP-SR, Subdivision and Special Permit Application, 99 Barry Avenue, Nancy N. Montanari revocable Trust u/d June 22, 2004.
- **#2019-039-REV(AH)-SR**, Revision to Affordable Housing Application, 100 Danbury Road, Ridgefield Apartments Inc.

**July 09, 2019**

- **#2019-043-REV (SP)(SR)**, Revision to Special Permit Application, 800 Ethan Allen Hwy, BBD LLC

**To be scheduled**

**#2019-045-REV(SP)-SR**, 439 Silver Spring Road, Flat Rock Corporation (The)