

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



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

**Wednesday, November 07, 2018
7:00 PM* –Town Hall Annex**

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

Item I: #2018-061-AH-SR: Summary Ruling Application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for stormwater management facilities and related work in an upland review area to allow for construction of a building containing sixteen (16) age restricted units on property consisting of ± 0.7 acres located at **84 Governor Street** in the RA Zone. *Statutorily received on September 04, 2018. Site walked on October 21, 2018. 35 days to close Public hearing is December 12, 2018. Owner: George & Lynn Dinisi. Applicant: 84 Governor St LLC. Authorized Agent: Robert R. Jewell, Esq.*

Item II: #2018-062-AH-PR: Plenary Ruling Application under Section 7.6 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for stormwater management facilities and related work in a wetland and an upland review area to allow for construction of a building containing twenty (20) age restricted units on property consisting of ± 1.2 acres located at **62 Prospect Ridge Road** in the RA Zone. *Statutorily received on September 04, 2018. Site walked on October 21, 2018. 35 days to close Public hearing is December 12, 2018. Owner/Applicant: 62 Prospect Ridge LLC. Authorized Agent: Robert R. Jewell, Esq*

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PLANNING AND ZONING COMMISSION
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66 Prospect St., Ridgefield, CT**

Item I: #2018-061-AH-SR: Application for multi-family development under Section 8-30g of the Connecticut General Statutes(Affordable Housing) for construction of sixteen (16) age restricted units, of which 30% of the units shall be affordable on property consisting of ± 0.7 acres located at **84 Governor Street** in the RA Zone. *Statutorily received on September 04, 2018. Site walked on October 21, 2018. 35 days to close a Public hearing is December 12, 2018. Owner: George & Lynn Dinisi. Applicant: 84 Governor St LLC. Authorized Agent: Robert R. Jewell, Esq.*

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PENDING ITEMS

- 1. IF PUBLIC HEARING IS CLOSED: #2018-061-AH-SR:** Summary Ruling Application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for stormwater management facilities and related work in an upland review area to allow for construction of a building containing sixteen (16) age restricted units on property consisting of ± 0.7 acres located at **84 Governor Street** in the RA Zone. *Statutorily received on September 04, 2018. Site walked on October 21, 2018. 35 days to render a decision is December 12, 2018. Owner: George & Lynn Dinisi. Applicant: 84 Governor St LLC. Authorized Agent: Robert R. Jewell, Esq.*
- 2. IF PUBLIC HEARING IS CLOSED: #2018-062-AH-PR:** Plenary Ruling Application under Section 7.6 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for stormwater management facilities and related work in an upland review area to allow for construction of a building containing twenty (20) age restricted units on property consisting of ± 1.2 acres located at **62 Prospect Ridge Road** in the RA Zone. *Statutorily received on September 04, 2018. Site walked on October 21, 2018. 35 days to close Public hearing is December 12, 2018. Owner/Applicant: 62 Prospect Ridge LLC. Authorized Agent: Robert R. Jewell, Esq*
- 3. #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 November 13, 2018. Owner/Applicant: CGP at Danbury Road, LLC. Authorized Agent: Robert R. Jewell, Esq. For approval of Draft Resolution.*

NEW ITEMS

BOARD WALKS

November 18, 2018

- 1. #2018-065-SP-SR-VDC,** 23 & 23^{1/2} Catoonah Street, Sturges Properties LLC.
- 2. #2018-067-S-AH-SR,** 28 Great Hill Road, CV Building Concepts Inc.

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: October 23 and 30, 2018 (Mailed on October 31, 2018)

For distribution:

PUBLIC HEARINGS

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 Rd, 62 Prospect Ridge LLC.

November 13, 2018 (Continued)

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

November 20, 2018 (Continued)(Tentative)

- **#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.

November 30, 2018 (Continued)

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

December 04, 2018

- **#2018-065-SP-SR-VDC:** Summary Ruling Application, 23 & 23^{1/2} Catoonah Street

December 12, 2018 (Continued)

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

December 18, 2018

- **#2018-067-AH-SR,** Summary Ruling Application, 28 Great Hill Rd.

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*following Inland Wetlands Board agenda

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

PENDING ITEMS

- 1. IF PUBLIC HEARING IS CLOSED: #2018-061-AH-SR:** Application for multi-family development under Section 8-30g of the Connecticut General Statutes(Affordable Housing) for construction of sixteen (16) age restricted units, of which 30% of the units shall be affordable on property consisting of ± 0.7 acres located at **84 Governor Street** in the RA Zone. *Statutorily received on September 04, 2018. Site walked on October 21, 2018. 65 days to render a decision is January 11, 2018. Owner: George & Lynn Dinisi. Applicant: 84 Governor St LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*
- 2. IF PUBLIC HEARING IS CLOSED: #2018-062-AH-PR:** Application for multi-family development under Section 8-30g of the Connecticut General Statutes(Affordable Housing) for construction of twenty (20) age restricted units, of which 30% of the units shall be affordable on property consisting of ± 1.2 acres located at **62 Prospect Ridge Road** in the RA Zone. *Statutorily received on September 04, 2018. Site walked on October 21, 2018. 65 days to render a decision is January 11, 2018. Owner/Applicant: 62 Prospect Ridge LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*
- 3. #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. Public hearing closed on October 09, 2018. 65 days to render a decision December 13, 2018. Owner/Applicant: CGP at Danbury Road, LLC. Authorized Agent: Robert R. Jewell, Esq. For approval of Draft Resolution.*
- 4. #2018-074-VDC:** Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations for wall sign in the front of the building including Shutters, outdoor lights, painting the front façade and awning for a property located at **31 Bailey Avenue** in the CBD Zone. *Statutorily received October 23, 2018. Owner: PRP*

Inc. Applicant: Dr. Nick Ritzcovan, Hometown Dental Inc. For discussion and possible action.

NEW ITEMS

COMMISSION WALKS

November 18, 2018

1. **#2018-065-SP-SR-VDC**, 23 & 23^{1/2} Catoonah Street, Sturges Properties LLC.
2. **#2018-66-SP**, 36 Danbury Road, 36 Danbury Road LLC
3. **#2018-067-S-AH-SR**, 28 Great Hill Road, CV Building Concepts Inc.

December 02, 2018

1. **#2018-070-SP**, 54 Catoonah Street, St. Mary's Corporation.

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: October 23 and 30, 2018 (Mailed on October 31, 2018)

For distribution:

PUBLIC HEARINGS

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 Rd, 62 Prospect Ridge LLC.
-

November 13, 2018

- **(Continued)#2018-053-PR-SP:** Special Permit Application, 340 Peaceable Street, 340 Peaceable Street LLC
- **#2018-075-SP:** Special Permit Application, 340 peaceable Street, 340 Peaceable Street LLC

November 20, 2018 (Tentative)

- **(Continued) #2018-061-AH-SR**, Affordable Housing application, 84 Governor Street, 84 Governor Street LLC
- **(Continued) #2018-062-AH-PR**, Affordable Housing application, 62 Prospect Ridge Road, 62 Prospect Ridge LLC.

November 27, 2018 (Continued)

- **#2018-053-PR-SP**: Special Permit Application, 340 Peaceable Street, 340 Peaceable St LLC.

December 04, 2018

- **#2018-065-SP-SR-VDC**: Special Permit Application, 23 & 23^{1/2} Catoonah Street, Sturges Properties LLC.
- **#2018-066-SP**, Special Permit Application, 36 Danbury Road, 36 Danbury Road LLC.

December 12, 2018 (Continued)

- **#2018-053-PR-SP**: Special Permit Application, 340 Peaceable Street, 340 Peaceable St LLC.

December 18, 2018

- **#2018-067-S-AH-SR**, Subdivision and Affordable Housing Application, 28 Great Hill Road, CV Building Concepts Inc.
- **#2018-070-SP**, Special Permit Application, 54 Catoonah Street, St Mary's Corporation.