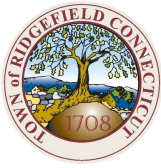


**NOTE: Anyone requiring special accommodations due to disability should contact the Planning & Zoning Office at (203) 431-2766**



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

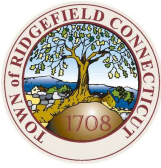
**Tuesday, July 23, 2019  
7:30 PM –Town Hall Annex**

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

**Item I: (Contd.) #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. *Statutorily received on May 07, 2019. Site walked on June 02, 2019. Public hearing held on June 25, 2019. 35 days to close Public hearing is July 30, 2019. Owner: Nancy N. Montanari Revocable Trust u/d June 22, 2004. Applicant: Sturges Brothers, Inc. Authorized Agent: Robert R. Jewell, Esq.*

**Item II. (Contd.)#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  $\pm 1.473$  acres located at **100 Danbury Road** (Assessor's ID E13-0534) and  $\pm 0.588$  acres located at **Farmingville Road** (Assessor's ID F13-003) in the B-3 Zone. *Statutorily received on May 07, 2019. Site walked on June 02, 2019. Public hearing held on June 25, 2019. 35 days to close Public hearing is July 30, 2019. Owner: Ridgefield Apartments, Inc. & Farmingville Road LLC. Applicant: Ridgefield Apartments, Inc. Authorized Agent: Robert R. Jewell, Esq.*

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

**Tuesday, July 23, 2019  
7:30 PM –Town Hall Annex**

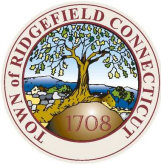
**Lower Level Meeting Room  
66 Prospect St., Ridgefield, CT**

**Item I: (Contd.)#2019-036-S-SP-SR:** Special Permit application per Section 9.2 of the Town of Ridgefield Zoning Regulations for a five (5) lot Planned Residential Development (PRD) of  $\pm 10.2$  acres of land under Section 4.1; Special Permit application for an Accessway serving 5 (five) lots (4 new lots and 1 existing lot); Subdivision application for a five (5) lot PRD subdivision; and a Special Permit application for the operation of earth material processing, screening, or crushing equipment under Section 7.5.D.3, all for a property located at **99 Barry Avenue** in the RAA Zone. *Statutorily received on May 07, 2019. Site walked on June 02, 2019. Public hearing held on June 25, 2019. 35 days to close public hearing is July 30, 2019. Owner: Nancy N. Montanari Revocable Trust w/d June 22, 2004. Applicant: Sturges Brothers. Inc. Authorized Agent: Robert R. Jewell, Esq.*

**Item II: (Contd.)#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)) including work within an Aquifer Protection Zone (locally defined) per Sec.6.2 on a property consisting of  $\pm 1.47$  acres located at **100 Danbury Road** (Assessor's ID E13-0534) and  $\pm 0.59$  acres located on **Farmingville Road** (Assessor's ID F13-003) in the B-3 Zone. *Statutorily received on May 07, 2019. Site walked on June 02, 2019. Public hearing held on June 25, 2019. 35 days to close public hearing is July 30, 2019. Owner: Ridgefield Apartments, Inc. & Farmingville Road LLC. Applicant: Ridgefield Apartments, Inc. Authorized Agent: Robert R. Jewell, Esq.*

**Item III. #2019-051-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations and per Section 3.4.C.2 for a detached 2-car garage, including a recreation room/gym on the second floor, located in the front yard of a property at **57 Shadow Lane** in the RA Zone. *Statutorily received on July 9, 2019. Site walked on July 21, 2019. 35 days to close Public Hearing is August 27, 2019. Owner/Applicant: Jacqueline and Sean Dowd.*

**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**

**Tuesday, July 23, 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: #2019-036-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. *Statutorily received on May 07, 2019. Site walked on June 02, 2019. 35 days to render a decision is August 27, 2019. Owner: Nancy N. Montanari Revocable Trust u/d June 22, 2004. Applicant: Sturges Brothers, Inc. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*
- 2. IF PUBLIC HEARING IS CLOSED: #2019-039-REV(AH)-SR:** Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for the construction of a parking area, sixteen (16) unit apartment building, and associated site work on property consisting of  $\pm$  1.47 acres located at **100 Danbury Road** (Assessor's ID E13-0534) and  $\pm$  0.59 acres located at **Farmingville Road** (Assessor's ID F13-003) in the B-3 Zone. *Statutorily received on May 07, 2019. Site walked on June 02, 2019. 35 days to render a decision is August 27, 2019. Owner: Ridgefield Apartments, Inc. & Farmingville Road LLC. Applicant: Ridgefield Apartments, Inc. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*

**NEW ITEMS**

**BOARD WALKS**

**REQUESTS FOR BOND RELEASES/REDUCTION**

**CORRESPONDENCE**

## **MINUTES**

**For approval:**

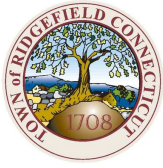
**For distribution:** July 16, 2019

## **PUBLIC HEARINGS**

**July 30, 2019**

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

**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**

**Tuesday, July 23, 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: #2019-036-S-SP-SR:** Subdivision Application for a five (5) lot Planned Residential Development (PRD) Subdivision of  $\pm 10.1997$  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. Site walked on June 02, 2019. 65 days to render a decision is September 26, 2019. Owner: Nancy N. Montanari Revocable Trust u/d June 22, 2004. Applicant: Sturges Brothers, Inc. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*
- 2. IF PUBLIC HEARING IS CLOSED: #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  $\pm 1.473$  acres located at **100 Danbury Road** (Assessor's ID E13-0534) and  $\pm 0.588$  acres located on **Farmingville Road** (Assessor's ID F13-003) in the B-3 Zone. *Statutorily received on May 07, 2019. Site walked on June 02, 2019. 65 days to render a decision is September 26, 2019. Owner: Ridgefield Apartments, Inc. & Farmingville Road, LLC. Applicant: Ridgefield Apartments, Inc. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*
- 3. IF PUBLIC HEARING IS CLOSED: #2019-051-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations and per Section 3.4.C.2 for a detached 2-car garage, including a recreation room/gym on the second floor, located in the front yard of a property at **57 Shadow Lane** in the RA Zone. *Statutorily received on July 9, 2019. Site walked on July 21, 2019. 65 days to render a decision is September 26, 2019. Owner/Applicant: Jacqueline and Sean Dowd. For discussion and possible action.*

## NEW ITEMS

1. **#2019-053-REV(SP)**: Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for two wall signs “Miss Confident” in the Front and back of the building, located at the property at 17 Danbury Road in the B-1 Zone. *Owner: Girolametti Realty. Applicant: Miss Confident, LLC. For receipt and discussion and possible action.*
2. Distribution of proposed Local Stormwater regulations.% Staff

## COMMISSION WALKS

## REQUESTS FOR BOND RELEASES/REDUCTION

## CORRESPONDENCE

## MINUTES

**For approval:**

**For distribution:** July 16, 2019

## PUBLIC HEARINGS

**July 30, 2019**

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