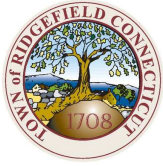


**NOTE: Anyone requiring special accommodations due to disability should contact the Planning & Zoning Office at (203) 431-2766**



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

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

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

**INLAND WETLANDS BOARD**

**Item I: (Contd.)#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. *Statutorily received on May 28, 2019. Site walked on June 23, 2019. Public hearing held at July 16, 2019. 35 days to close a Public hearing is August 20, 2019 Owner: Flat Rock Corporation (The). Applicant: Silver Spring Country Club, Incorporated (The). Authorized Agent: Robert R. Jewell, Esq*

**Item II: (Contd.)#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 with associated site work within the upland review area of wetlands at a property consisting of approximately 2.97 acres at **800 Ethan Allen Highway (Assessor's ID G10-0026)** in the B-2 Zone. *Statutorily received on May 14, 2019. Site walked on June 23, 2019. Public hearing held at July 09, 2019. 35 days to close a Public hearing is August 13, 2019. Owner: BBD LLC. Applicant: Saber Management LLC. Authorized Agent: Robert R. Jewell, Esq.*

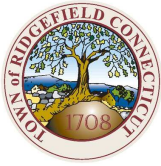
**PLANNING AND ZONING COMMISSION**

**Item I: (Contd.)#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. *Statutorily received on May 28, 2019. Site walked on June 23, 2019. Public hearing held at July 16, 2019. 35 days to close a Public hearing is August 20, 2019. Owner: Flat Rock Corporation (The). Applicant: Silver Spring Country Club, Incorporated (The). Authorized Agent: Robert R. Jewell, Esq.*

**Item II: Contd. #2019-043-REV(SP)(SR):** Revision to a Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations to construct a self-storage facility within a locally defined aquifer at a property of approximately 2.97 acres and located at **800 Ethan Allen Highway (Assessor's ID G10-0026)** in the B-2 Zone. *Statutorily received on May 14, 2019. Site walked on June 23, 2019. Public hearing held at July 09, 2019. 35 days to close a public hearing is August 13, 2019. Owner: BBD, LLC. Applicant: Saber Management LLC. Authorized Agent: Robert R. Jewell, Esq.*

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



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

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

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

\*following Public hearing

**PENDING ITEMS**

- 1. IF PUBLIC HEARING IS CLOSED: #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. *Statutorily received on May 28, 2019. Site walked on June 23, 2019. 35 days to render a decision is September 03, 2019. Owner: Flat Rock Corporation (The). Applicant: Silver Spring Country Club, Incorporated (The). Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*
- 2. IF PUBLIC HEARING IS CLOSED: #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 with associated site work within the upland review area of wetlands at a property consisting of approximately 2.97 acres at **800 Ethan Allen Highway (Assessor's ID G10-0026)** in the B-2 Zone. *Statutorily received on May 14, 2019. Site walked on June 23, 2019. 35 days to render a decision is September 03, 2019. Owner: BBD LLC. Applicant: Saber Management LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*

**NEW ITEMS**

- #2019-055-REV(SP)-SR:** Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for new parking and vehicular area site work within the upland review area of wetlands at a property consisting of ± 6.445 acres located at **351 Main Street ( Assessor's ID E15-0123) and 353 Main Street ( Assessor's ID E15-0124)** in the RA & R-20 Zone. *Owner/Applicant: St. Stephen's Episcopal Church of Ridgefield. Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling a Site walk and Public Hearing.*  
*Staff request for retaining a peer review engineering consultant.*

**BOARD WALKS**

To be scheduled

- **#2019-055-REV(SP)-SR**, Summary Ruling Application, 351 & 353 Main Street, St. Stephen's Episcopal Church of Ridgefield.

## **REQUESTS FOR BOND RELEASES/REDUCTION**

## **CORRESPONDENCE**

## **MINUTES**

**For approval:** July 16, 2019

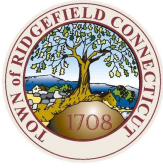
**For distribution:** July 23, 2019

## **PUBLIC HEARINGS**

**July 30, 2019**

- **#2019-045-REV(SP)-SR**, Summary Ruling Application, 439 Silver Spring Road, Flat Rock Corporation (The)
- **#2019-043-REV (SP)(SR)**, Revision to Summary Ruling Application, 800 Ethan Allen Hwy, 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  
SPECIAL MEETING  
AGENDA (REVISED)**

**Tuesday, July 30, 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: #2019-045-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. *Statutorily received on May 28, 2019. Site walked on June 23, 2019. 65 days to render a decision is October 03, 2019 Owner: Flat Rock Corporation (The). Applicant: Silver Spring Country Club, Incorporated (The). Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*
- 2. IF PUBLIC HEARING IS CLOSED: #2019-043-REV(SP)(SR):** Revision to a Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations to construct a self-storage facility within a locally defined aquifer at a property of approximately 2.97 acres and located at **800 Ethan Allen Highway (Assessor's ID G10-0026)** in the B-2 Zone. *Statutorily received on May 14, 2019. Site walked on June 23, 2019. 65 days to render a decision is October 03, 2019. Owner: BBD, LLC. Applicant: Saber Management LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*

**NEW ITEMS**

- 1. Distribution of proposed Affordability plan.**% Staff.
- #2019-054-AH:** Affordable Housing application under Section 8-30g of the Connecticut General Statutes (Affordable Housing) to construct a Multi-family home with nine (9) units, With three (3) units to be affordable for a property consisting of  $\pm$  0.43 acres located at **5 North Salem Road (Assessor's ID E14-0103)** in R-20 Zone. *Owner/Applicant: Kung H. Wei.*

*Authorized Agent: Robert R. Jewell, Esq. For receipt, scheduling Site walk and Public hearing.*

*Staff request for retaining a peer review engineering consultant.*

- 3. #2019-055-REV(SP)-SR:** Revision to a Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations to construct a new parking and vehicular area for a property consisting of  $\pm$  6.445 acres located at **351 Main Street ( Assessor's ID E15-0123) and 353 Main Street ( Assessor's ID E15-0124)** in the RA & R-20 Zone. *Owner/Applicant: St. Stephen's Episcopal Church of Ridgefield. Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling a Site walk and Public Hearing.*  
*Staff request for retaining a peer review engineering consultant.*

## COMMISSION WALKS

To be scheduled

- **#2019-054-AH**, Affordable housing Application, 5 North Salem Road, Kung H. Wei
- **#2019-055-REV(SP)-SR**, Special Permit Application, 351 & 353 Main Street, St. Stephen's Episcopal Church of Ridgefield.

## REQUESTS FOR BOND RELEASES/REDUCTION

## CORRESPONDENCE

## MINUTES

**For approval:** July 16, 2019

**For distribution:** July 23, 2019

## PUBLIC HEARINGS

**July 30, 2019**

- **#2019-045-REV(SP)-SR**, Revision to Special Permit, 439 Silver Spring Road, Flat Rock Corporation (The)
- **#2019-043-REV (SP)(SR)**, Revision to Special Permit Application, 800 Ethan Allen Hwy, BBD LLC