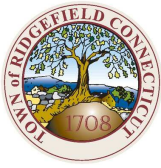


NOTE: Anyone requiring special accommodations due to disability should contact the Planning & Zoning Office at (203) 431-2766



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

**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 ± 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. *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 (REVISED)**

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

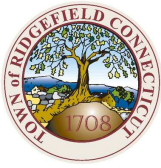
**Lower Level Meeting Room
66 Prospect St., Ridgefield, CT**

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 ± 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 ± 1.47 acres located at **100 Danbury Road** (Assessor's ID E13-0534) and ± 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 (REVISED)**

**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: July 09, 2019

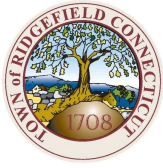
For distribution: July 16, 2019

PUBLIC HEARINGS

July 30, 2019

- **(Contd.)#2019-045-REV(SP)-SR**, Summary Ruling Application, 439 Silver Spring Road, The Flat Rock Inc.
- **(Contd.)#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 (REVISED)**

**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 ± 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 ± 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. 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: July 09, 2019
For distribution: July 16, 2019

PUBLIC HEARINGS

July 30, 2019

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