

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
DRAFT PUBLIC HEARING AGENDA**

**Tuesday, June 20, 2017
7:30 PM—Town Hall Annex**

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

INLAND WETLANDS BOARD

Item I: (Continued) #2017-016-SP-PR: Plenary Ruling application under Sec.7.6 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for the filling of 225± square feet of existing wetlands, the creation of 645± square feet of new wetlands, and site disturbance within a regulated upland review area associated with the construction of a new baseball field and associated site improvements on 2.52 ± acres of land located at **2 Sanford Station Road (Intersection of CT Route 7 and Simpaug Turnpike) (Assessors ID: H13-0059)** in the RAA Zone. *Statutorily received April 04, 2017. Site walked May 07, 2017. Public Hearing held on May 16 and June 06, 2017. Public Hearing continued to June 20, 2017. 35 days to close the Public Hearing is June 20, 2017. Owner: State of Connecticut, DEEP and Town of Ridgefield. Applicant: Ridgefield Little League. Authorized Agent: Phil Doyle.*

PLANNING AND ZONING COMMISSION

Item I: (Continued) #2017-016-SP-PR: Special Permit application under Section 9.2.A of the Town of Ridgefield Zoning Regulations per Section 3.2.C.3 for the construction of a new baseball field, storage building with bathrooms and snack area, and associated site improvements; Section 3.4.D.1 for the illumination of an outdoor recreational use; Section 7.8 for lighting; and Section 7.5.D (Table 4&5) for the use of a screener, and for the excavation, filling, and/or grading of earth material on 2.52 ± acres of land located at **2 Sanford Station Road (Intersection of CT Route 7 and Simpaug Turnpike) (Assessors ID: H13-0059)** in the RAA Zone. *Statutorily received April 04, 2017. Site walked May 07, 2017. Public Hearing held on May 16 and June 06, 2017. Public Hearing continued to June 20, 2017. 35 days to close Public Hearing is June 20, 2017. Owner: State of Connecticut, DEEP and Town of Ridgefield. Applicant: Ridgefield Little League. Authorized Agent: Phil Doyle.*

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

**Tuesday, June 20, 2017
7:30 PM* –Town Hall Annex**

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

PENDING ITEMS

- 1. IF PUBLIC HEARING IS CLOSED: #2017-016-SP-PR:** Plenary Ruling application under Sec.7.6 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for the filling of 225± square feet of existing wetlands, the creation of 645± square feet of new wetlands, and site disturbance within a regulated upland review area associated with the construction of a new baseball field and associated site improvements on 2.52 ± acres of land located at **2 Sanford Station Road (Intersection of CT Route 7 and Simpaug Turnpike)** (Assessors ID: **H13-0059**) in the RAA Zone. *Statutorily received April 04, 2017. Site walked May 07, 2017. Public Hearing held on May 16 and June 06, 2017. Public Hearing continued to June 20, 2017. 35 days to render a decision is July 25, 2017. Owner: State of Connecticut, DEEP and Town of Ridgefield. Applicant: Ridgefield Little League. Authorized Agent: Phil Doyle. For discussion.*
- 2. #2017-039-REV(SP)(SR):** Revision to Summary Ruling application per Section 7.5 of the Inland Wetlands and Watercourses Regulations for the modification of previously approved site plans, resulting in the reduction of ±1,215 sq.ft. of building footprint at **509 Main Street** in the MSDD Zone. *Owner: 509 Main Street LLC. AA: Robert R. Jewell, Esq. For discussion and action.*

NEW ITEMS

BOARD WALKS

To be scheduled (if needed):

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: June 06, 2017 (Mailed June 14, 2017)

For distribution:

PUBLIC HEARINGS

June 20, 2017

- **(Continued) #2017-016-SP-PR:** Plenary Ruling Application, **2 Sanford Station Road (Intersection of Route 7 & Simpaug Tkpe).** *State of CT, DEEP and Town of Ridgefield.*

July 5, 2017

- **# 2017-028-A:** Proposed text amendment for Section 4.5 of the Ridgefield Inland Wetlands and Watercourses Regulations. *c/o IWA.*

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**TOWN OF RIDGEFIELD
DRAFT AGENDA
PLANNING AND ZONING COMMISSION**

**Tuesday, June 20, 2017
7:30 PM* –Town Hall Annex**

*following Inland Wetlands Board agenda

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

PENDING ITEMS

- 1. IF PUBLIC HEARING IS CLOSED: #2017-016-SP-PR:** Special Permit application under Section 9.2.A of the Town of Ridgefield Zoning Regulations per Section 3.2.C.3 for the construction of a new baseball field, storage building with bathrooms and snack area, and associated site improvements; Section 3.4.D.1 for the illumination of an outdoor recreational use; Section 7.8 for lighting; and Section 7.5.D (Table 4&5) for the use of a screener, and for the excavation, filling, and/or grading of earth material on 2.52 ± acres of land located at **2 Sanford Station Road (Intersection of CT Route 7 and Simpaug Turnpike) (Assessors ID: H13-0059)** in the RAA Zone. *Statutorily received April 04, 2017. Site walked May 07, 2017. Public Hearing held on May 16 and June 06, 2017. Public Hearing continued to June 20, 2017. 65 days to render decision is August 24, 2017. Owner: State of Connecticut, DEEP and Town of Ridgefield. Applicant: Ridgefield Little League. Authorized Agent: Phil Doyle. For discussion.*
- 2. #2017-039-REV(SP) REV(SR):** Revision to the Special Permit application per Section 9.2 of the Town of Ridgefield Zoning Regulations to Regulations for the modification of previously approved site plans, resulting in the reduction of ±1,215 sq.ft. of building footprint at **509 Main Street** in the MSDD Zone. *Owner: 509 Main Street, LLC. AA: Robert R. Jewell, Esq. For discussion and action.*

NEW ITEMS

- 3. #2017-041-SP:** Special Permit application per Section 9.2 of the Town of Ridgefield Zoning Regulations, for occupancy of an existing theater for a cultural and recreational activity per Section 5.3.D.18, the excavation, filling and/or grading of earth material per Section 7.5.D.4.1, and site modifications for lightings and landscaping for the new business office tenant that will occupy the existing Philip Johnson building, and the theater by ACT(A Contemporary Theatre, Inc) at **36 Old Quarry Road** in the B-2 Zone. *Owner: TOR. Appl: Charlie Fisher. AA: Steven Sullivan. For receipt and scheduling a Site Walk and Public Hearing.*

COMMISSION WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For Approval: June 06, 2017 (Mailed June 14, 2017)

For Distribution:

PUBLIC HEARINGS

June 20, 2017

- **(Continued) #2017-016-SP-PR:** Special Permit Application, **2 Sanford Station Road** (Intersection of Route 7 & Simpaug Tkpe). *State of CT, DEEP and Town of Ridgefield*

July 05, 2017

- **#2017-029-A :** Proposed Text Amendment for Sec 2.2 – Definitions- Story Relate Terms of the Ridgefield Zoning Regulations. *c/o Director.*
- **#2017-037-A:** Proposed Text Amendment to the Section 7.14 Drainage Requirements and Storm Water Management. *c/o Director.*
- **(Tentative) #2017-041-SP:** Special Permit Application, **36 Old Quarry Road.** *Town of Ridgefield.*



**TOWN OF RIDGEFIELD
AQUIFER PROTECTION AGENCY
DRAFT AGENDA**

Tuesday, June 20, 2017

7:30 PM* –Town Hall Annex

*following Planning and Zoning Commission Agenda

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

PENDING ITEMS

NEW ITEMS

CORRESPONDENCE

MINUTES

For Approval: