

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
FINAL PUBLIC HEARING AGENDA**

**Tuesday, May 02, 2017
7:30 PM—Town Hall Annex**

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

INLAND WETLANDS BOARD

Item I: (Continued) #2017-010-SP-SR: Summary Ruling Application under Section 7.5 of the Inland Wetlands and Watercourses Regulations for activities within a watercourse and regulated upland review area associated with the construction of an assisted living facility on a proposed 3.9179-acre lot at **55 Old Quarry Road** in the B-2 Zone. *Statutorily received on February 21, 2017. Site walked March 19, 2017. Public Hearing held April 04, 2017. Public hearing continued on May 02, 2017. 35 days to close public hearing is May 09, 2017. Applicant: Formation Development Group, LLC. Owner: Old Quarry Road, LLC. Authorized Agent: Robert R. Jewell, Esq.*

PLANNING AND ZONING COMMISSION

Item I: (Continued) # 2017-009-S-SP-SR-A: Subdivision Application for a 2-lot subdivision of 5.0427± acres of land, Regulation Amendment Application under Section 9.2.B and a Special Permit Application under Section 9.2 of the Town of Ridgefield Zoning Regulations, associated with the construction of a mixed-use self-storage and residential building on a proposed 1.0-acre lot at **55 Old Quarry Road (to be known as 35 Old Quarry Road)** in the B-2 Zone. *Statutorily received on February 21, 2017. Site walked March 19, 2017. Public hearing closed for Subdivision and Text Amendment on 04/04/2017. Public hearing continued for Special Permit on May, 02, 2017. 35 days to close public hearing is May 09, 2017. Applicant/Owner: Old Quarry Road, LLC. Authorized Agent: Robert R. Jewell, Esq.*

Item II: (Continued) #2017-010-SP-SR: Special Permit Application under Section 9.2 of the Town of Ridgefield Zoning Regulations associated with the construction of an assisted living facility on a proposed 3.9179-acre lot at **55 Old Quarry Road** in the B-2 Zone. *Statutorily received on February 21, 2017. Site walked March 19, 2017. Public Hearing held April 04, 2017. Public hearing continued on May 02, 2017. 35 days to close public hearing is May 09, 2017. Applicant: Formation Development Group, LLC. Owner: Old Quarry Road, 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
FINAL AGENDA
INLAND WETLANDS BOARD**

**Tuesday, May 02, 2017
7:30 PM* –Town Hall Annex**

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

PENDING ITEMS

- 1. IF PUBLIC HEARING IS CLOSED: 2017-010-SP-SR:** Summary Ruling Application under Section 7.5 of the Inland Wetlands and Watercourses Regulations for activities within a watercourse and regulated upland review area associated with the construction of an assisted living facility on a proposed 3.9179-acre lot at **55 Old Quarry Road** in the B-2 Zone. *Statutorily received on February 21, 2017. Site walked March 19, 2017. Public Hearing held April 04, 2017. Public hearing continued on May 02, 2017. 35 days to render a decision is June 06, 2017. Applicant: Formation Development Group, LLC. Owner: Old Quarry Road, LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and action.*
- 2. #2017-021-FP-SR:** Summary Ruling under Sec.7.5 of the Inland Wetlands Board regulations for the approval of existing deck, playground equipment and shed within the upland review area on 1.024± acres at **40 Mountain Road** in a RA zone. *Applicant/Owner: Robert DeRoma. For discussion and action.*

BOARD WALKS

To be scheduled (if needed):

- **#2017-016-SP-PR:** Plenary Ruling Application, **2 Sanford Station Road.** *State of CT, DEEP and Town of Ridgefield*

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: April 18, 2017 (Distributed, April 26, 2017)
For distribution:

PUBLIC HEARINGS

May 2, 2017

- **2017-010-SR:** Summary Ruling Application, **55 Old Quarry Road**, *Formation Development Group, LLC*

May 16, 2017

- **#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*

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



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

**Tuesday, May 02, 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: 2017-009-S-SP-SR-A:** Subdivision Application for a 2-lot subdivision of 5.0427± acres of land, Regulation Amendment Application under Section 9.2.B and a Special Permit Application under Section 9.2 of the Town of Ridgefield Zoning Regulations, associated with the construction of a mixed-use self-storage and residential building on a proposed 1.0-acre lot at **55 Old Quarry Road (to be known as 35 Old Quarry Road)** in the B-2 Zone. *Statutorily received on February 21, 2017. Site walked March 19, 2017. Public hearing closed for Subdivision and Text Amendment. 65 days to render a decision is July 06, 2017. Applicant/Owner: Old Quarry Road, LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and action.*
- 2. IF PUBLIC HEARING IS CLOSED: 2017-010-SP-SR:** Special Permit Application under Section 9.2 of the Town of Ridgefield Zoning Regulations associated with the construction of an assisted living facility on a proposed 3.9179-acre lot at **55 Old Quarry Road** in the B-2 Zone. *Applicant: Formation Development Group, LLC. Statutorily received on February 21, 2017. Site walked March 19, 2017. 65 days to render a decision is July 06, 2017. Owner: Old Quarry Road, LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and action.*
- 3. #2017-021-FP-SR:** Summary Ruling under Sec.7.5 of the Inland Wetlands Board regulations for the approval of existing deck and shed within the upland review area on 1.024± acres at **40 Mountain Road** in a RA zone. *Statutorily received on April 18, 2017. 65 days to make a decision is June 22, 2017. Applicant/Owner: Robert DeRoma. For discussion and action.*

NEW ITEMS

- 4.** Discussion on the waiver of fees for 444 Main Street approval. % Chair
- 5.** Personnel Search Committee Director of Planning Recommendation to the PZC. Discussion and potential vote. % Chair
- 6.** Site Walk scheduling. % Chair.
- 7.** Acknowledgement of the updated Zoning Map. % P & Z Department

COMMISSION WALKS

To be scheduled (if needed):

- **#2017-016-SP-PR:** Special Permit Application, **2 Sanford Station Road.** *State of CT, DEEP and Town of Ridgefield.*

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For Approval: **April 18, 2017** (Distributed April 26, 2017)

For Distribution:

PUBLIC HEARINGS

May 2, 2017

- **2017-009-S-S-SR-A:** Special Permit Application(PH closed for Subdivision and Text Amendment), **55 Old Quarry Road**, Old Quarry Road LLC
- **2017-010-SP-SR:** Special Permit Application, **55 Old Quarry Road** (to be assigned **35 Old Quarry Road**), Formation Development Group LLC.

May 16, 2017

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