

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, April 04, 2017
7:30 PM—Town Hall Annex**

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

PLANNING AND ZONING COMMISSION

- Item I:** **2017-009-S-SP-SR-A:** Subdivision Application for a 2-lot subdivision of 5.0427± acres of land, Special Permit Application under Section 9.2 of the Town of Ridgefield Zoning Regulations, and Regulation Amendment Application under Section 9.2.B of the Town of Ridgefield Zoning Regulations, all 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** in the B-2 Zone. *Statutorily received on February 21, 2017. Site walked March 19, 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:** **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. 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.*

INLAND WETLANDS BOARD

- Item I:** **2017-009-S-SP-SR-A:** Summary Ruling Application under Section 7.5 of the Inland Wetlands and Watercourses Regulations of the Town of Ridgefield for activities within an intermittent watercourse and regulated upland review area 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** in the B-2 Zone. *Statutorily received on February 21, 2017. Site walked March 19, 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: **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. 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.*

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PENDING ITEMS

- 1. IF PUBLIC HEARING IS CLOSED: 2017-009-S-SP-SR-A:** Summary Ruling Application under Section 7.5 of the Inland Wetlands and Watercourses Regulations of the Town of Ridgefield for activities within an intermittent watercourse and regulated upland review area 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** in the B-2 Zone. *Statutorily received on February 21, 2017. Site walked March 19, 2017. 35 days to make a decision is May 09, 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:** 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. 35 days to make a decision is May 09, 2017. Applicant: Formation Development Group, LLC. Owner: Old Quarry Road, LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and action.*
- 3. #2017-008-SR:** Summary Ruling Application under Sec. 7.5 of the Inland Wetlands and Watercourses Regulations of the Town of Ridgefield for the construction of a driveway, subsurface septic system and excavation, filling and/or grading within a regulated upland review area associated with the construction of a single-family dwelling on 10.79± acres comprised of three separate parcels; **85 Bridle Trail, 87 Bridle Trail, and 89 Bridle Trail** in the RAAA Zone. *Statutorily received on February 21, 2017. Site walked on March 19, 2017. Public hearing closed on March 21, 2017. Draft Resolution of Approval requested on March 21, 2017. 35 days for a decision is April 25, 2017. Owner: Kenosia Development, LLC. Authorized Agent: Robert R. Jewell, Esq. For distribution of Draft Resolution of Approval and action.*

NEW ITEMS

- 4. #2017-016-SP-PR:** Plenary Ruling under Sec. 7.6 of Inland Wetlands and Watercourses Regulations of the Town of Ridgefield for the construction of a new Baseball field and associated improvements, which includes disturbance within regulated wetlands on 2.52 ± acres located at the intersection of **CT Route 7 and Simpaug Turnpike** in the RAA

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*following Inland Wetlands Board agenda

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, Special Permit Application under Section 9.2 of the Town of Ridgefield Zoning Regulations, and Regulation Amendment Application under Section 9.2.B of the Town of Ridgefield Zoning Regulations, all 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** in the B-2 Zone. *Statutorily received on February 21, 2017. Site walked March 19, 2017. 65 days to make a decision is June 08, 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 make a decision is June 08, 2017. Owner: Old Quarry Road, LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and action.*
- 3. #2017-008-SP:** Special Permit Application under Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 7.5.D for the excavation, filling and/or grading of material in excess of 2,000 cubic yards in association with the construction of a new single-family dwelling on 10.79± acres, comprised of three separate parcels; **85 Bridle Trail, 87 Bridle Trail, and 89 Bridle Trail** in the RAAA Zone. *Statutorily received on February 21, 2017. Site walked on March 19, 2017. Public hearing closed on March 21, 2017. Draft Resolution of Approval requested on March 21, 2017. 65 days for a decision is May 25, 2017. Owner: Kenosia Development, LLC. Authorized Agent: Robert R. Jewell, Esq.. For distribution of Draft Resolution of Approval and action.*
- 4. #2017-012-PRE:** Pre-Submission Concept Meeting to discuss **36 Old Quarry Road**. *Owner/Apl: Town of Ridgefield. For discussion.*
- 5. #2017-013-REV(SP)-VDC:** Revision to the Special Permit per Section 9.2 under Section 7.2.E.11 and a Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations for temporary window signage, covering four

window panes, exceeding twenty-five percent of the window surface at **444 Main Street** in the CBD Zone. *Statutorily received on March 21, 2017. 65 days to make a decision is May 25, 2017. Owner: Bruce C. Beswick. Applicant: Thrown Stone Theatre Company. Authorized Agent: John Devine. For discussion and action.*

NEW ITEMS

6. **#2017-015-REV(SP):** Revision to the Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations for the construction of a detached building consisting of a 2 car garage, office space and a second floor one-bedroom apartment at **40 Grove Street** in the B-2 Zone. *Owner/Appl: 40 Grove Street LLC. Authorized Agent: Reed Whipple. For receipt and discussion.*
7. **#2017-016-SP-PR:** Special Permit Application under Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.2.C.3 for the construction of a new baseball field and associated improvements; and Section 7.5.D for the use of screener, and the excavation, filling, and grading of earth material on 2.52 ± acres located at the intersection of **CT Route 7 and Simpaug Turnpike** in the RAA Zone. *Owner: State of CT, DEEP and Town of Ridgefield. Appl: Ridgefield Little League. AA: Phil Doyle. For receipt, scheduling of public hearing and scheduling of site walk.*

COMMISSION WALKS

To be scheduled (if needed):

- **#2017-016-SP-PR:** Special Permit, **CT Route 7 and Simpaug Turnpike.** *State of CT, DEEP and Town of Ridgefield*

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For Approval: **March 21, 2017** (Mailed, March 29, 2017)

For Distribution:

PUBLIC HEARINGS

April 04, 2017

- **2017-010-SR:** Special Permit Application, **55 Old Quarry Road, Formation Development Group, LLC.**
- **2017-009-SR:** Subdivision Application, Special Permit Application, and Regulation Amendment Application, **55 Old Quarry Road, Old Quarry Road, LLC.**