

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**

**Wednesday, July 05, 2017
7:30 PM—Town Hall Annex**

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

INLAND WETLANDS BOARD

- Item I: #2017-028-A:** Text Amendment to the Town of Ridgefield Inland Wetlands and Watercourses Regulations, Section 4.5 Special Provisions-Upland Review Area Boundaries, adding a new regulation requiring the submission of a wetland delineation prepared by a soil scientist for activities completed without an approval within the upland review area. *Statutorily received June 06, 2017. Public Hearing held on July 05, 2017. 35 days to close Public hearing is August 09, 2017. Commission initiated.*

PLANNING AND ZONING COMMISSION

- Item I: #2017-029-A:** Text Amendment to the Section 2.2 – Definitions- Story, Full Related Terms of the Town of Ridgefield Zoning Regulations, amending the definition of “Story”, that will allow raised ranch, split-levels and similar residences to be able to construct upper floor additions. *Statutorily received June 06, 2017. Public Hearing held on July 05, 2017. 35 days to close Public hearing is August 09, 2017. Commission initiated.*
- Item II: #2017-037-A:** Amendment to RESCIND Section 7.14 Drainage Requirements and Storm Water Management of the Town of Ridgefield Zoning Regulations, which was adopted and effective on May 13, 2016. *Statutorily received June 06, 2017. Public Hearing held on July 05, 2017. 35 days to close Public hearing is August 09, 2017. Commission initiated.*
- Item III: #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. *Statutorily received June 20, 2017. Site walked on June 25, 2017. Public Hearing held on July 05, 2017. 35 days to close Public hearing is August 09, 2017. Owner: TOR. Appl: Charlie Fisher. AA: Steven Sullivan.*

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

**Wednesday, July 05, 2017
7:30 PM* –Town Hall Annex**

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

PENDING ITEMS

- 1. IF PUBLIC HEARING IS CLOSED: #2017-028-A:** Text Amendment to the Town of Ridgefield Inland Wetlands and Watercourses Regulations, Section 4.5 Special Provisions-Upland Review Area Boundaries, adding a new regulation requiring the submission of a wetland delineation prepared by a soil scientist for activities completed without an approval within the upland review area. *Statutorily received June 06, 2017. Public Hearing held on July 05, 2017. 35 days to render a decision is August 09, 2017. Commission initiated.*

NEW ITEMS

BOARD WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval:

For distribution: June 27, 2017 Special Meeting

PUBLIC HEARINGS

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
FINAL AGENDA
PLANNING AND ZONING COMMISSION**

**Wednesday, July 05, 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: #2017-029-A:** Text Amendment to the Section 2.2 – Definitions- Story, Full Related Terms of the Town of Ridgefield Zoning Regulations, amending the definition of “Story”, that will allow raised ranch, split-levels and similar residences to be able to construct upper floor additions. *Statutorily received June 06, 2017. Public Hearing held on July 05, 2017. 65 days to render a decision is September 08, 2017. Commission initiated.*
- 2. IF PUBLIC HEARING IS CLOSED: #2017-037-A:** Amendment to RESCIND Section 7.14 Drainage Requirements and Storm Water Management of the Town of Ridgefield Zoning Regulations, which was adopted and effective on May 13, 2016. *Statutorily received June 06, 2017. Public Hearing held on July 05, 2017. 65 days to render decision is September 08, 2017. Commission initiated.*
- 3. IF PUBLIC HEARING IS CLOSED: 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. *Statutorily received June 20, 2017. Site walked on June 25, 2017. Public hearing held on July 05, 2017. 65 days to render a decision is September 08, 2017. Owner: TOR. Appl: Charlie Fisher. AA: Steven Sullivan.*

NEW ITEMS

- 4. #2017-044-PRE:** Pre-submission concept for a retail/Agricultural use at the intersection of Route 7 & Haviland Road (**Assessor’s ID G10-0016**). For receipt.
- 5. #2017-045-A:** Amendment to Section 3.2 (C) (3) for the removal of permitted “Private Club” from Recreational uses through issuance of Special Permit of the Ridgefield Zoning Regulations. *Appl: Jefferey & Jennifer Hansen. AA: Peter S. Olsen. For receipt and scheduling a Public Hearing.*

6. **#2017-046-REV(SP):** Revision to a Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 7.2 to add an additional sign of 25sq.ft. on the south side of the building at **125 Danbury Road** in the B-1 Zone. *Owner: Equity One. Appl: Connecticut Signcraft. For receipt.*

COMMISSION WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For Approval:

For Distribution: June 27, 2017 Special Meeting

PUBLIC HEARINGS

July 05, 2017

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



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

Wednesday July 05, 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: