

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
SPECIAL MEETING
FINAL PUBLIC HEARING AGENDA**

**Tuesday September 26, 2017
7:30 PM—Town Hall Annex**

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

PLANNING AND ZONING COMMISSION

Item: #2017-055-MISC: Opt out of State initiated Temporary Health Care Structure act, Per Section 1.3(j) of Public Act No. 17-155, “An Act Concerning Temporary Health Care Structures”. *Statutorily received on September 05, 2017. Public Hearing held on September 26, 2017. 35 days to close a Public Hearing is October 31, 2017. Commission initiated.*

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FINAL AGENDA
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**Tuesday, September 26, 2017
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PENDING ITEMS

1. **#2017-058-SR:** Summary Ruling Application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulation to remove the existing 24” RCP culvert and install a 2’x3’ concrete box culvert approx. 228 feet at **748 Danbury Road** in the B-2 Zone. Owner/Applicant: Ridgefield Waterside Properties, LLC. For discussion and possible decision.
2. **(Continued)** Discussion on Wetlands Citation Ordinance. % IWA/Director

NEW ITEMS

BOARD WALKS

**REQUESTS FOR BOND RELEASES/REDUCTION
CORRESPONDENCE**

MINUTES

For approval:

For distribution: September 19, 2017

PUBLIC HEARINGS

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FINAL AGENDA
PLANNING AND ZONING COMMISSION
SPECIAL MEETING**

**Tuesday, September 26, 2017
7:30 PM* –Town Hall Annex**

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

*following Inland Wetlands Board agenda

PENDING ITEMS

- 1. IF PUBLIC HEARING IS CLOSED: #2017-055-MISC:** Opt out of State initiated Temporary Health Care Structure act, Per Section 1.3(j) of Public Act No. 17-155, “An Act Concerning Temporary Health Care Structures”. *Statutorily received on September 05, 2017. Public Hearing held on September 26, 2017. 65 days to render a decision is November 30, 2017. Commission initiated. For discussion and decision.*
- 2. #2017-056-PRE:** Pre submission concept per Section 9.2 E of the Town of Ridgefield Zoning regulations to use a food truck on the premises as an accessory use to the Brewery, located at **137 Ethan Allen Highway** in the B-2 Zone. *For discussion.*

NEW ITEMS

- 3. #2017-064-A:** Regulation Amendment per Section 9.2.B of the Town of Ridgefield Zoning Regulations, to add a new Section 5.7- Mixed Income Overlay Zone, to be applicable to the Business B-1 Zone, Business B-2 Zone, Business B-3 Zone and Neighborhood Business Zone. *Commission initiated. For receipt and scheduling a public hearing.*
- 4.** Discussion of PA-17-39- Act clarifying the continuation of non-conforming uses.
% Director
- 5.** Discussion of PA-17-170-Act concerning the Affordable Housing land Use Appeals.
% Director

COMMISSION WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For Approval:

For Distribution: September 19, 2017

PUBLIC HEARINGS

September 26, 2017(Special Meeting)

- **#2017-055-MISC:** Opt out of Temporary Health Care Structures. %Chair.

October 03, 2017

- **#2017-054-SP:** Special Permit Application, **17 Wilton Road West**, Daniel Stasio.
- **#2017-057-SP:** Special Permit Application, **160 High Ridge Avenue**, Timothy Dent.
- **#2017-061-SP:** Special Permit Application, **719 Danbury Road**, Steve DiCiaccio.

October 17, 2017

- **#2017-59-S:** Subdivision Application, **28 West Branchville Road**, Branchville LLC.
- **#2017-060-REZ:** Rezoning Application. Assessor Map ID E15, Lot 191 & Map E15, Lot 225 and 41 Governor St, B&G Club and TOR.
- **(Continued)#2017-047-SP:** Special Permit Application, **47 Circle Drive**, Catherine Savoca.