

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



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

**Tuesday, September 04, 2018
7:30 PM**

**East Ridge Middle School Auditorium
10 East Ridge Road, Ridgefield, CT**

INLAND WETLANDS BOARD

Item I: #2018-053-PR-SP: Plenary Ruling Application under Section 7.6 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to construct a Private Winter Club "Ridgefield Winter Club" for activities in the upland review area and in inland-wetland or watercourses for a property consisting of \pm 5.966 acres located at **340 Peaceable Street** and within the adjacent Town of Ridgefield Right-of-way in the RAAA Zone. *Statutorily received on July 24, 2018. 35 days to close a public hearing is October 09, 2018. Owner: Peaceable, LLC. Applicant: Rising Ridge Inc. Authorized Agent: Philip Doyle of LADA, PC.*

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

**Tuesday, September 04, 2018
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**East Ridge Middle School Auditorium
10 East Ridge Road, Ridgefield, CT**

PLANNING AND ZONING COMMISSION

Item I: #2018-053-PR-SP: Special Permit application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.2.C.3 for a Recreational Use- a private club “ Ridgefield Winter Club” and per Section 3.4.D.1. Illuminated Outdoor Recreation facility and Section 7.5 . Excavation, filling and grading and use of portable crusher and screener for the property consisting of ± 5.966 acres located at **340 Peaceable Street** in the RAAA Zone. *Statutorily received on July 24, 2018. 35 days to close a public hearing is October 09, 2018.* Owner: *Peaceable, LLC.* Applicant: *Rising Ridge Inc.* Authorized Agent: *Philip Doyle of LADA, PC.*

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FINAL AGENDA
INLAND WETLANDS BOARD**

**Tuesday, September 04, 2018
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**East Ridge Middle School Auditorium
10 East Ridge Road, Ridgefield, CT**

*following Public Hearing agenda

PENDING ITEMS

- 1. IF PUBLIC HEARING IS CLOSED: #2018-053-PR-SP:** Plenary Ruling Application under Section 7.6 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to construct a Private Winter Club "Ridgefield Winter Club" for activities in the upland review area and in inland-wetland or watercourses on property consisting of \pm 5.966 acres located at **340 Peaceable Street** and within the adjacent Town of Ridgefield Right-of-way in the RAAA Zone. *Statutorily received July 24, 2018. 35 days to render a decision is October 09, 2018. Owner: Peaceable, LLC. Applicant: Rising Ridge Inc. Authorized Agent: Philip Doyle of LADA, PC. For possible discussion and action.*

NEW ITEMS

- 1. #2018-056-A:** Regulation Amendment application to the Town of Ridgefield Inland Wetlands and Watercourses to amend Section 4.5 –Special Provisions: Upland Review Area Boundaries. *Commission initiated. For receipt.*
- 2. #2018-061-AH-SR:** Summary Ruling Application under Section 7.6 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for stormwater management facilities and related work in an upland review area to allow for construction of a building containing sixteen (16) age restricted units on property consisting of \pm 0.7 acres located at **84 Governor Street** in the RA Zone. *Owner: George & Lynn Dinisi. Applicant: 84 Governor St LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt.*
- 3. #2018-062-AH-PR:** Plenary Ruling Application under Section 7.6 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for stormwater management facilities and related work in an upland review area to allow for construction of a building containing twenty (20) age restricted units on property consisting of \pm 1.2 acres located at **62 Prospect Ridge Road** in the RA Zone. *Owner/Applicant: 62 Prospect Ridge LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt.*

BOARD WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: **July 24, 2018** (distributed on July 31, 2018)

For distribution:

PUBLIC HEARINGS

September 04, 2018

- **#2018-053-PR-SP:** Special Permit Application, 340 Peaceable Street, Peaceable LLC

September 19, 2018

- **#2018-054-AH-SR:** Affordable Housing application, 233 Danbury Road, CGP Danbury Road, LLC

To be scheduled

- **#2018-056-A:** Amendment application, Section 4.5

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PLANNING AND ZONING COMMISSION**

**Tuesday, September 04, 2018
7:30 PM***

**East Ridge Middle School Auditorium
10 East Ridge Road, Ridgefield, CT**

*following Inland Wetlands Board agenda

PENDING ITEMS

- 1. IF PUBLIC HEARING IS CLOSED: #2018-053-PR-SP:** Special Permit application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.2.C.3 for a Recreational Use- a private club " Ridgefield Winter Club" and per Section 3.4.D.1. Illuminated Outdoor Recreational facility and Section 7.5 . Excavation, filling and grading and use of portable crusher and screener for the property consisting of ± 5.966 acres located at **340 Peaceable Street** in the RAAA Zone. *Statutorily received on July 24, 2018. 65 days to render a decision is November 08, 2018. Owner: Peaceable, LLC. Applicant: Rising Ridge Inc. Authorized Agent: Philip Doyle of LADA, PC. For possible discussion and action.*

NEW ITEMS

- 1. #2018-061-AH-SR:** Application for multi-family development under Section 8-30g of the Connecticut General Statutes(Affordable Housing) for construction of sixteen (16) age restricted units, of which 30% of the units shall be affordable on property consisting of ±0.7 acres located at **84 Governor Street** in the RA Zone. *Owner: George & Lynn Dinisi. Applicant: 84 Governor St LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt.*
- 2. #2018-062-AH-PR:** Application for multi-family development under Section 8-30g of the Connecticut General Statutes(Affordable Housing) for construction of twenty (20) age restricted units, of which 30% of the units shall be affordable on property consisting of ±1.2 acres located at **62 Prospect Ridge Road** in the RA Zone. *Owner/Applicant: 62 Prospect Ridge LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt.*

COMMISSION WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

- 1. #2015-041-PR-SP, 77 Sunset Lane,** Bond release for amount \$18,000.00. The remaining \$2000.00 will be held for one year.

2. **#2015-024-REV(SP)-REV(AH), 7 North Salem Road**, Bond release for amount \$1000.00 for landscaping and maintenance. The Director recommends for hundred percent release.

CORRESPONDENCE

MINUTES

For approval: **July 24, 2018** (Distributed on July 31) **& July 31**(distributed on August 28, 2018)

For distribution:

PUBLIC HEARINGS

September 04, 2018

- **#2018-053-PR-SP:** Special Permit Application, 340 Peaceable Street, Peaceable LLC

September 19, 2018

- **#2018-042-SP:** Special Permit Application. 6 Clearview Drive. Applicant: John Keegan.
- **#2018-045-A:** Amendment Application, Section 5.3.C.12 and Section 5.3.D.5
- **#2018-046-A:** Amendment Application, Section 2.2 and 7.2.E.10 a. and b.
- **#2018-047-A:** Amendment Application, Section 7.2.D.2.b and d. and Section 7.2.E.11
- **#2018-052-A:** Amendment Application, Section 5.3.D.27 a. and b.
- **#2018-054-AH-SR:** Affordable Housing application, 233 Danbury Road, CGP Danbury Road, LLC