

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
PUBLIC HEARING AGENDA**

**Wednesday, October 02, 2019
7:30 PM –Town Hall Annex**

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

INLAND WETLANDS BOARD

Item I: #2019-056-SP-SR: Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to decommission the existing Route 7 WWTF, construction of replacement pump station and Force main along the portion of Route 7 and local roads for a property located at **887 Ethan Allen Highway (Assessor's ID G10-0037) and 901 Ethan Allen Highway (Assessor's ID G10-0002)** in the B-2 Zone. *Statutorily received on July 30, 2019. Site walked on September 08, 2019. 35 days to close a public hearing is October 29, 2019. Owner/Applicant: Water Pollution Control Authority, Town of Ridgefield. Authorized Agent: AECOM Technical Services, Jon Pearson P.E.*

PLANNING AND ZONING COMMISSION

Item I: #2019-056-SP-SR-FP: Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations and Section 5.3.D.2, 5.3.D.3 & 5.3.D.6; (1) to decommission the existing Route 7 Wastewater Facility **887 Ethan Allen Highway (Assessor's ID G10-0037)** and construct a replacement pump station on property **901 Ethan Allen Highway (Assessor's ID G10-0002)** and to construct a new force main along a portion of Route 7 and local roads to the South Street WWTF; (2) per Section 11. Site Plan Application for Development in the Floodplain; (3) activities in the local Aquifer Protection area under Section 6.2 for a property located at **(Assessor's ID G10-0037 & G10-0002)** in the B-2 Zone. *Statutorily received at September 03, 2019. Site walked on September 08, 2019. 35 days to close Public hearing is October 29, 2019. Owner/Applicant: Water Pollution Control Authority, Town of Ridgefield. Authorized Agent: AECOM Technical Services, Jon Pearson P.E*

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INLAND WETLANDS BOARD
AGENDA**

**Wednesday, October 02, 2019
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*Followed by Public Hearing

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

PENDING ITEMS

- 1. IF PUBLIC HEARING IS CLOSED: #2019-056-SP-SR:** Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to decommission the existing Route 7 WWTF, construction of replacement pump station and Force main along the portion of Route 7 and local roads for a property located at **887 Ethan Allen Highway (Assessor’s ID G10-0037) and 901 Ethan Allen Hwy (Assessor’s ID G10-0002)** in the B-2 Zone. *Statutorily received on July 30, 2019. Site walked on September 08, 2019. 35 days to render a decision is October 29, 2019. Owner/Applicant: Water Pollution Control Authority, Town of Ridgefield. Authorized Agent: AECOM Technical Services, Jon Pearson P.E. For discussion and possible action.*
- 2. #2019-043-REV(SP)(SR):** Revision to Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to construct a self-storage facility with associated site work within the upland review area of wetlands at a property consisting of approximately 2.97 acres at **800 Ethan Allen Highway (Assessor’s ID G10-0026)** in the B-2 Zone. *Statutorily received on May 14, 2019. Site walked on June 23, 2019. Public hearing held at July 09, and July 30, 2019. 35 days to close a Public hearing is August 13, 2019. Extension granted through September 10, 2019. Public hearing closed on September 10, 2019. Owner: BBD LLC. Applicant: Saber Management LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*
- 3. Transition timeline. % IWB Chair**

NEW ITEMS

- 1. Update the Site walk and Public Hearing Schedule for file #2019-065-SR, Governor Street Parking lot.**

**BOARD WALKS
October 06, 2019**

- #2019-061-REV(SP)-SR, 137 Ethan Allen Highway, Riverside Real Estate, LLC
- #2019-064-SR, 523 Ridgebury Road, CJC Properties LLC Christina & John Carvalho

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: September 10, 2019

For distribution: September 24, 2019

PUBLIC HEARINGS

October 03, 2019

- **#2019-056-SP-SR-FP**, Summary Ruling Application, 887 and 901 Ethan Allen Highway
WPCA & TOR

October 15, 2019

- **(Contd.)#2019-055-REV(SP)-SR**, Summary Ruling Application, St. Stephen's
Episcopal Church of Ridgefield

November 12, 2019

- **#2019-065-SR**, Summary Ruling Application, Governor St. Municipal Lot, TOR

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

**Wednesday, October 02, 2019
7:30 PM –Town Hall Annex***
*followed by Inland Wetlands Agenda

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

PENDING ITEMS

- 1. IF PUBLIC HEARING IS CLOSED: #2019-056-SP-SR-FP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations and Section 5.3.D.2, 5.3.D.3 & 5.3.D.6; (1) to decommission the existing Route 7 Wastewater Facility (Assessor's ID G10-0037) and construct a replacement pump station on property 901 Ethan Allen Hwy (Assessor's ID G10-0002) and to construct a new force main along a portion of Route 7 and local roads to the South Street WWTF; (2) per Section 11. Site Plan Application for Development in the Floodplain; (3) activities in the local Aquifer Protection area under Section 6.2 for a property located at (**Assessor's ID G10-0037 & G10-0002**) in the B-2 Zone. *Statutorily received at September 03, 2019. Site walked on September 08, 2019. 35 days to close Public hearing is October 29, 2019. Owner/Applicant: Water Pollution Control Authority, Town of Ridgefield. Authorized Agent: AECOM Technical Services, Jon Pearson P.E*
- 2. #2019-043-REV(SP)(SR):** Revision to a Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations to construct a self-storage facility within a locally defined aquifer at a property of approximately 2.97 acres and located at **800 Ethan Allen Highway (Assessor's ID G10-0026)** in the B-2 Zone. *Statutorily received on May 14, 2019. Site walked on June 23, 2019. Public hearing held at July 09, and July 30, 2019. 35 days to close a Public hearing is August 13, 2019. Extension granted through September 10, 2019. Public hearing closed on September 10, 2019. 65 days to render a decision is November 14, 2019. Owner: BBD, LLC. Applicant: Saber Management LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action*
- 3. Transition timeline.** % Chair
- 4. 2020 Meeting Schedule.** % Chair

NEW ITEMS

COMMISSION WALKS

October 06, 2019

- **#2019-061-REV(SP)-SR**, 137 Ethan Allen Hwy, Riverside Real Estate, LLC.
- **#2019-063-FP**, 33 Ethan Allen Hwy, CT Property Assistance LLC

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: September 10, 2019

For distribution: September 24, 2019

PUBLIC HEARINGS

October 03, 2019

- **#2019-056-SP-SR-FP**, Special Permit and Flood Plain Application, 887 and 901 Ethan Allen Hwy, WPCA& TOR

October 15, 2019

- **(Contd.)#2019-055-REV(SP)-SR**, Special Permit Application, 351 & 353 Main Street, St. Stephen's Episcopal Church of Ridgefield.

October 29, 2019

- **(Contd.)#2019-054-AH**, Affordable Housing Application, 5 North Salem Rd., Kung H. Wei

November 12, 2019

- **#2019-066-REV(SP)**, Revision to Special Permit, Governor St. Municipal Lot, TOR