

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



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

**Tuesday, October 15, 2019
7:30 PM –Town Hall Annex**

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

INLAND WETLANDS BOARD

Item I: (Contd.)#2019-055-REV(SP)-SR: Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for removal of existing parking area, new parking and vehicular area site work within the upland review area of wetlands at a properties consisting of ± 6.445 acres located at **351 Main Street (Assessor's ID E15-0123) and 353 Main Street (Assessor's ID E15-0124)** in the RA & R-20 Zone. *Statutorily received on July 30, 2019. Site walked on September 08, 2019. Public hearing held on September 24, 2019.35 days to close a public hearing is October 29, 2019. Owner/Applicant: St. Stephen's Episcopal Church of Ridgefield. Authorized Agent: Robert R. Jewell, Esq.*

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

**Tuesday, October 15, 2019
7:30 PM –Town Hall Annex**

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

PLANNING AND ZONING COMMISSION

Item I: (Contd.) #2019-055-REV(SP)-SR: Revision to a Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for removal of existing parking area and to construct a new parking and vehicular and a lot line revision for a properties consisting of ± 6.445 acres located at **351 Main Street (Assessor's ID E15-0123) and 353 Main Street (Assessor's ID E15-0124)** in the RA & R-20 Zone. *Statutorily received on July 30, 2019. Site walked on September 08, 2019. Public hearing held on September 24, 2019. 35 days to close a public hearing is October 29, 2019.*
Owner/Applicant: St. Stephen's Episcopal Church of Ridgefield. Authorized Agent: Robert R. Jewell, Esq.

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**TOWN OF RIDGEFIELD
INLAND WETLANDS BOARD
AGENDA**

**Tuesday, October 15, 2019
7:30 PM* –Town Hall Annex**
*following public hearing agenda

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

PENDING ITEMS

- 1. IF PUBLIC HEARING IS CLOSED: #2019-055-REV(SP)-SR:** Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for removal of existing parking area, new parking and vehicular area site work within the upland review area of wetlands at a properties consisting of \pm 6.445 acres located at **351 Main Street (Assessor's ID E15-0123) and 353 Main Street (Assessor's ID E15-0124)** in the RA & R-20 Zone. *Statutorily received on July 30, 2019. Site walked on September 08, 2019. 35 days to render a decision is November 19, 2019. Owner/Applicant: St. Stephen's Episcopal Church of Ridgefield. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*
- 2. #2019-061-REV(SP)- SR:** Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to reconfigure existing parking lot, adding 38 parking spaces for a property located at **137 Ethan Allen Highway** in the B-2/RAA zone. *Statutorily received on September 10, 2019. Site walked on October 06, 2019. Owner/Applicant: Riverside Real Estate, LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*
- 3. #2019-064-SR:** Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for a two lot subdivision with no proposed disturbance within the regulated area, consisting of \pm 9.1 acres for a property located at **523 Ridgebury Road** in the RAAA zone. *Statutorily received on September 24, 2019. Site walked on October 06, 2019. Owner/Applicant: CJC Properties, LLC Christina & John Carvalho, members. For discussion and possible action.*

NEW ITEMS

1. Update the Site walk and Public Hearing Schedule for file #2019-065-SR, Governor Street Parking lot.
2. Update on the Violation file #2014-071-WV, 865 Ethan Allen Highway.

BOARD WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

- **#2003-0092-SR, 17 Lounsbury Road**, Release of bond for amount \$500.00 posted for erosion and sediment controls.
- **#2005-106-PR-SP, 638 Danbury Road**, Release of bond for amount \$5000.00 posted for erosion and sediment controls.

CORRESPONDENCE

MINUTES

For approval: September 24, 2019 & October 02, 2019 (mailed on October 08, 2019)
For distribution:

PUBLIC HEARINGS

October 15, 2019

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

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

**Tuesday, October 15, 2019
7:30 PM* –Town Hall Annex**
*following Inland Wetlands agenda

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

PENDING ITEMS

- 1. IF PUBLIC HEARING IS CLOSED: #2019-055-REV(SP)-SR:** Revision to a Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for removal of existing parking area and to construct a new parking and vehicular and a lot line revision for a properties consisting of ± 6.445 acres located at **351 Main Street (Assessor's ID E15-0123) and 353 Main Street (Assessor's ID E15-0124)** in the RA & R-20 Zone. *Statutorily received on July 30, 2019. Site walked on September 08, 2019. 65 days to render a decision is December 19, 2019. Owner/Applicant: St. Stephen's Episcopal Church of Ridgefield. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*
- 2. #2019-061-REV(SP)(SR):** Revision to a Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations to convert an existing 3000 square feet of building space to use related to brewery for gathering space and storage and reconfigure existing parking lot adding 38 parking spaces for a property located at **137 Ethan Allen Highway** in the B-2/RAA zone. *Statutorily received on September 10, 2019. Site walked on October 06, 2019. Owner/Applicant: Riverside Real Estate, LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action*
- 3. Discussion on proposed Affordability plan. % Staff**

NEW ITEMS

- 1. Update on the Violation file #2014-071-WV, 865 Ethan Allen Highway.**
- 2. #2019-068-S:** Subdivision Application per Town of Ridgefield Zoning Regulations for a 2-lot subdivision of ± 9.1 acres of land for a property located at **523 Ridgebury Road** in the RAAA zone. Owner/Applicant: CJC Properties, LLC Christina & John Carvalho and members. *For receipt/discussion/hearing.*
- 3. #2019-069-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations and per Section 3.4.C.2 for a construction of an in ground swimming pool and open air changing room located in the front yard of a property at **38 Peaceable Street** in the

RA Zone. *Owner/Applicant: Bruce and Diana Ritter. For receipt and scheduling a site walk and public Hearing.*

COMMISSION WALKS

November 10, 2019

- #2019-066-REV(SP), Governor Street Municipal lot, TOR

REQUESTS FOR BOND RELEASES/REDUCTION

- #2005-106-PR-SP, 638 Danbury Road, Release of bond for amount \$5000.00 posted for Erosion and sediment controls.

CORRESPONDENCE

MINUTES

For approval: September 24, 2019 & October 02, 2019(mailed on October 08, 2019)

For distribution:

PUBLIC HEARINGS

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