

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



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

**Tuesday, December 18, 2018  
7:30 PM—Town Hall Annex**

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

**INLAND WETLANDS BOARD**

**Item I: #2018-067-S-AH-SR:** Summary Ruling application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to construct three (3) single family homes on a three (3) lot subdivision within the upland review area within the upland review area at **28 Great Hill Road** in RAA Zone. *Statutorily received on October 09, 2018. 35 days to close a public hearing is January 22, 2019. Owner/Applicant: CV Building Concepts Inc.*

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

**Tuesday, December 18, 2018  
7:30 PM—Town Hall Annex**

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

**PLANNING AND ZONING COMMISSION**

- Item I: #2018-067-S-AH-SR:** Subdivision Application per the Town of Ridgefield Subdivision Regulations per Section 4-20 for a 3-lot subdivision of  $\pm 3.00$  acres of land to construct three (3) single family homes and an accessway under Section 8-30g of The Connecticut General Statutes (Affordable Housing) located at 28 Great Hill Road in RAA Zone. *Statutorily received on October 09, 2018. 35 days to close a public hearing is January 22, 2019. Owner/Applicant: CV Building Concepts Inc.*
- Item II: #2018-070-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.2.C.2 to add an indoor gathering space (including an accessible entry area and bathroom facilities) to the southeast corner of the church and a smaller addition to the northeast corner (with some associated demolition) and other building and site improvements for a property located at 54 Catoonah Street in the R7.5 Zone. *Statutorily received on October 16, 2018. 35 days to close a public hearing is January 22, 2019. Owner/Applicant: St. Mary's Corporation. Authorized Agent: Robert R. Jewell, Esq.*

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

**Tuesday, December 18, 2018  
7:30 PM\* –Town Hall Annex**

\*following Public Hearing agenda

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

**PENDING ITEMS**

- 1. #2018-061-AH-SR:** Summary Ruling Application under Section 7.5 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. *Statutorily received on September 04, 2018. Site walked on October 21, 2018. Public hearing closed on December 04. 35 days to render a decision is December 12, 2018. Owner: George & Lynn Dinisi. Applicant: 84 Governor St LLC. Authorized Agent: Robert R. Jewell, Esq. For approval of draft resolution.*
- 2. #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 sixteen (16) age restricted units on property consisting of  $\pm 1.2$  acres located at **62 Prospect Ridge Road** in the RA Zone. *Statutorily received on September 04, 2018. Site walked on October 21, 2018. Public hearing closed on December 04, 2018. 35 days to close Public hearing is December 12, 2018. Owner/Applicant: 62 Prospect Ridge LLC. Authorized Agent: Robert R. Jewell, Esq. For approval of draft Resolution.*
- 3. IF PUBLIC HEARING IS CLOSED: #2018-067-S-AH-SR:** Summary Ruling application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to construct three (3) single family homes on a three (3) lot subdivision within the upland review area for a property located at **28 Great Hill Road** in RAA Zone. *Statutorily received on October 09, 2018. 35 days to render a decision is January 22, 2019. Owner/Applicant: CV Building Concepts Inc.*

**NEW ITEMS**

1. Discussion on budget for 2019 fiscal year. % Director

**BOARD WALKS**

## **REQUESTS FOR BOND RELEASES/REDUCTION**

## **CORRESPONDENCE**

## **MINUTES**

**For approval:** November 07, 13, 27 & 29 and December 01 & 04, 2018

**For distribution:**

## **PUBLIC HEARINGS**

**December 18, 2018**

- **#2018-067-S-AH-SR:** Summary Ruling Application, 28 Great Hill Road, CV Building Concepts Inc.

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

**Tuesday, December 18, 2018  
7:30 PM\* –Town Hall Annex**

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

\*following Inland Wetlands Board agenda

**PENDING 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  $\pm 0.7$  acres located at **84 Governor Street** in the RA Zone. *Statutorily received on September 04, 2018. Site walked on October 21, 2018. Public hearing held on November 07, 2018 and closed on December 04, 2018. 65 days to render a decision is January 11, 2018. Owner: George & Lynn Dinisi. Applicant: 84 Governor St LLC. Authorized Agent: Robert R. Jewell, Esq. For approval of draft resolution.*
- 2. #2018-062-AH-PR:** 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  $\pm 1.2$  acres located at **62 Prospect Ridge Road** in the RA Zone. *Statutorily received on September 04, 2018. Site walked on October 21, 2018. Public hearing held on November 07, 2018 and closed on December 04, 2018. 65 days to render a decision is January 11, 2018. Owner/Applicant: 62 Prospect Ridge LLC. Authorized Agent: Robert R. Jewell, Esq. For Approval of draft resolution/*
- 3. IF PUBLIC HEARING IS CLOSED: #2018-067-S-AH-SR:** Subdivision Application per the Town of Ridgefield Subdivision Regulations per Section 4-20 for a 3-lot subdivision of  $\pm 3.00$  acres of land to construct three (3) single family homes and an accessway under Section 8-30g of the Connecticut General Statutes( Affordable Housing) for a property located at **28 Great Hill Road** in RAA Zone. *Statutorily received on October 09, 2018. 65 days to render a decision is February 21, 2019. Owner/Applicant: CV Building Concepts Inc.*
- 4. IF PUBLIC HEARING IS CLOSED: #2018-070-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.2.C.2 to add an indoor gathering space (including an accessible entry area and bathroom facilities) to the southeast corner of the church and a smaller addition to the northeast corner (with some associated demolition) and other building and site improvements for a property located at **54 Catoonah Street** in the R7.5 Zone. *Statutorily received on October 16, 2018. Owner/Applicant: St.*

*Mary's Corporation. Authorized Agent: Robert R. Jewell, Esq.*

- #2018-074-VDC:** Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations for wall sign in the front of the building including Shutters, outdoor lights, painting the front façade and awning for a property located at **31 Bailey Avenue** in the CBD Zone. *Statutorily received on October 23, 2018. Owner: PRP Inc. Applicant: Dr. Nick Ritzcovan, Hometown Dental Inc. For discussion and possible action.*

## **NEW ITEMS**

- #2018-080-VDC:** Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations for vinyl lettering sign “Avenue K” on front window of the building for a property located at **446 Main Street** in the CBD Zone. *Statutorily received November 27, 2018. Owner: Willett Properties LP. Applicant: Lynn Klean. For discussion and possible action.*
- #2018-079-PRE:** Pre submission concept to discuss the ± 1.171 acre Turner Road property to change the zone. *Statutorily received on Dec 04, 2018. For discussion.*
- #2018-081-PRE:** Pre submission concept to discuss the self-storage in the B-1 Zone located at 71 Ethan Allen Highway. *Statutorily received on Dec 04, 2018. For discussion.*
- Discussion on budget for 2019 fiscal year. % Director
- #2018-083-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.3.D.1 for a Major home occupation, to use portion of property to store two (2) trailers, and a snow sander at **44 Highview Drive** in the RAA Zone. *Owner/Applicant: Patrick Biehl. For receipt and scheduling a site walk and public hearing.*
- Discussion on CBC Zone Commercial/Residential .c/o Director
- Discussion on if POCD economic study is needed. c/o Chair.

## **COMMISSION WALKS**

## **REQUESTS FOR BOND RELEASES/REDUCTION**

## **CORRESPONDENCE**

**MINUTES**

**For approval:** November 07, 13, 27 & 29 and December 01 & 04, 2018

**For distribution:**

**PUBLIC HEARINGS**

**December 18, 2018**

- **#2018-067-S-AH-SR**, 28 Great Hill Road, CV Building Concepts Inc.
- **#2018-070-SP**, 54 Catoonah Street, St Mary's Corporation

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

**Tuesday, December 18, 2018  
7:30 PM\* –Town Hall Annex**

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

\*following Planning and Zoning Commission Agenda

**PENDING ITEMS**

**NEW ITEMS**

1. Approval of 2019 meeting calendar. % Chair

**CORRESPONDENCE**

**MINUTES**

**For Approval:**

**For distribution:**