

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 AGENDA PUBLIC HEARING**

**Tuesday, December 04, 2018
7:00 PM—Town Hall Annex**

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

INLAND WETLANDS BOARD

- Item I: #2018-065-SP-SR-VDC:** Summary Ruling application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for building alterations parking area, and associated site work within the upland review area at **23 and 23^{1/2} Catoonah Street** in the CBD Zone. *Statutorily received on October 09, 2018. 35 days to close public hearing is January 08, 2019. Owner/Applicant: Sturges Properties LLC. Authorized Agent: Robert R. Jewell, Esq.*
- Item II: (Continued) #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 ± 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. Public hearing continued to until December 04, 2018. 35 days to close Public hearing is December 12, 2018. Owner: George & Lynn Dinisi. Applicant: 84 Governor St LLC. Authorized Agent: Robert R. Jewell, Esq.*
- Item III: (Continued) #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 a wetland and an upland review area to allow for construction of a building containing sixteen (16) age restricted units on property consisting of ± 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. Public hearing continued until 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.*

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

**Tuesday, December 04, 2018
7:30 PM—Town Hall Annex**

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

PLANNING AND ZONING COMMISSION

Item I: #2018-065-SP-SR-VDC: Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations and Village District Application per Section 5.1.D.6. for a mixed use residential and business in the Central Business District to construct total of five (5) residential units where upper level will have three (3) units and lower level will have two (2) units and one (1) business office for a property located at **23 & 23^{1/2} Catoonah Street** in the CBD Zone. *Statutorily received on October 09, 2018. 35 days to close a public hearing is January 08, 2019. Owner/Applicant: Sturges Properties LLC. Authorized Agent: Robert R. Jewell, Esq.*

Item II: #2018-065-SP: Special Permit Application per Section 9.2 per Section 5.2.D.1 of the Town of Ridgefield Zoning Regulations to renovate the existing building including a twenty foot (20') addition to the rear for a property located at **36 Danbury Road** in the B-1 Zone. *Statutorily received on October 09, 2018. 35 days to close public hearing is January 08, 2019. Owner/Applicant: 36 Danbury Road LLC. Authorized Agent: Robert R. Jewell, Esq.*

Item III: (Continued) #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. *Statutorily received on September 04, 2018. Site walked on October 21, 2018. Public hearing held on Novmeber 07, 2018 and continued until Decmeber 04, 2018.35 days to close a Public hearing is December 12, 2018.Owner: George & Lynn Dinisi. Applicant: 84 Governor St LLC. Authorized Agent:Robert R. Jewell, Esq.*

Item IV: (Continued) #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 ±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. 35 days to close a public hearing is December 12, 2018. Owner/Applicant: 62 Prospect Ridge LLC. Authorized Agent: Robert R. Jewell, Esq.*

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**TOWN OF RIDGEFIELD
FINAL AGENDA (Revised)
INLAND WETLANDS BOARD**

**Tuesday, December 04, 2018
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: #2018-065-SP-SR-VDC:** Summary Ruling application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for building alterations, parking area and associated site work within the upland review area at **23 and 23^{1/2} Catoonah Street** in the CBD Zone. *Statutorily received on October 09, 2018. 35 days to render a decision is January 08, 2019. Owner/Applicant: Sturges Properties LLC. Authorized Agent: Robert R. Jewell, Esq. For possible discussion and action.*
- 2. IF PUBLIC HEARING IS CLOSED: #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 ±0.7 acres located at **84 Governor Street** in the RA Zone. *Statutorily received on September 04, 2018. Site walked on October 21, 2018. 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 possible discussion and action.*
- 3. IF PUBLIC HEARING IS CLOSED: #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 ±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. 35 days to close Public hearing is December 12, 2018. Owner/Applicant: 62 Prospect Ridge LLC. Authorized Agent: Robert R. Jewell, Esq. For possible discussion and action.*

NEW ITEMS

1. Election of Board officers.

BOARD WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: November 07, 13, 27 & 29

For distribution:

PUBLIC HEARINGS

December 04, 2018

- **#2018-SP-SR-VDC:** Summary Ruling Application, 23 & 23^{1/2} Catoonah Street, Sturges Properties LLC.

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
FINAL AGENDA(Revised)
PLANNING AND ZONING COMMISSION**

**Tuesday, December 04, 2018
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: #2018-065-SP-SR-VDC:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations and Village District Application per Section 5.1.D.6. for a mixed use residential and business in the Central Business District to construct total of five (5) residential units where upper level will have three (3) units and lower level will have two (2) units and one (1) business office for a property located at **23 and 23^{1/2} Catoonah Street** in the CBD Zone. Statutorily received on October 09, 2018. *65 days to render a decision is February 07, 2019.* Owner/Applicant: *Sturges Properties LLC. Authorized Agent: Robert R. Jewell, Esq. For possible discussion and action.*
- 2. IF PUBLIC HEARING IS CLOSED: #2018-065-SP:** Special Permit Application per Section 9.2 per Section 5.2.D.1 of the Town of Ridgefield Zoning Regulations to renovate the existing building including a twenty foot (20') addition to the rear for a property located at **36 Danbury Road** in the B-1 Zone. Statutorily received on October 09, 2018. *65 days to render a decision is February 07, 2019.* Owner/Applicant: *36 Danbury Road LLC. Authorized Agent: Robert R. Jewell, Esq. For possible discussion and action.*
- 3. IF PUBLIC HEARING IS CLOSED: #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. Statutorily received on September 04, 2018. Site walked on October 21, 2018. Public hearing held on November 07, 2018 and continued on December 04, 2018. *65 days to render a decision is January 11, 2019.* Owner: *George & Lynn Dinisi. Applicant: 84 Governor St LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*
- 4. IF PUBLIC HEARING IS CLOSED: #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 ± 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 continued on Decmeber 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 discussion and possible action.

NEW ITEMS

1. **#2018-082-REV(SP)**: Revision to a Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 7.2 to add a second sign “Pilates Barre” on the east side of the building measuring 11.66 square feet at **35 Danbury Road** in the B-1 Zone. Owner: *Eppoliti Realty Co, Inc.* Applicant: *Sharon McSpedon.* For receipt and possible discussion and action.
2. POCD discussion on economic development and market assessment.
3. Election of Commission officers.

COMMISSION WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: November 07, 13 and 27, 2018
For distribution:

PUBLIC HEARINGS

December 04, 2018

- **#2018-065-SP-SR-VDC**, 23 and 23^{1/2} Catoonah Street, Sturges Properties LLC.
- **#2018-066-SP**, 36 Danbury Road, 36 Danbury Road LLC.

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.

