

**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**

**Tuesday, September 10, 2019  
7:30 PM –Town Hall Annex**

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

**INLAND WETLANDS BOARD**

**Item I: (Contd.)#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. Owner: BBD LLC. Applicant: Saber Management LLC. Authorized Agent: Robert R. Jewell, Esq.*

**PLANNING AND ZONING COMMISSION**

**Item I: Contd. #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. Owner: BBD, LLC. Applicant: Saber Management LLC. Authorized Agent: Robert R. Jewell, Esq.*

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**TOWN OF RIDGEFIELD  
INLAND WETLANDS BOARD  
AGENDA**

**Tuesday, September 10, 2019  
7:30 PM\* –Town Hall Annex**

\*following Public hearing

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

**PENDING ITEMS**

- 1. IF PUBLIC HEARING IS CLOSED: #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. 35 days to render a decision is October 15, 2019. Owner: BBD LLC. Applicant: Saber Management LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action*

**NEW ITEMS**

**BOARD WALKS**

**REQUESTS FOR BOND RELEASES/REDUCTION**

**CORRESPONDENCE**

**MINUTES**

**For approval:**

**For distribution:**

**PUBLIC HEARINGS**

**September 24, 2019**

- **#2019-055-REV(SP)-SR**, Summary Ruling Application, 351 & 353 Main Street, St.Stephen's Episcopal Church of Ridgefield.
- **#2019-056-SP-SR**, Summary Ruling Application, 877 Ethan Allen Hwy, WPCA & TOR

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PLANNING AND ZONING COMMISSION  
AGENDA**

**Tuesday, September 10, 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: #2019-043-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. 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*
- 2.** Discussion on proposed Local Stormwater Regulations.% Staff. *To schedule a public hearing.*
- 3.** Discussion of proposed Affordability plan.% Staff.

**NEW ITEMS**

- 1. #2019-058-VDC:** Village District Application per Section 8.3 and Section 5.1.B of the Town of Ridgefield Zoning Regulations for a building sign "Fitguana" on the west side of the property located at **16 Bailey Avenue** in the CBD Zone. *Statutorily received on September 03, 2019. Owner/ Applicant: Vanacker Partners LLC. For discussion and action.*
- 2. #2019-059-REV(SP):** Revision to a Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations to modify a portion of roof to raise the elevator shaft for a property located at **100 C Danbury Road** in the B-3 Zone. *Owner/Applicant: Ridgefield Apartments, Inc. Authorized Agent: Steve Zemo. For receipt, discussion and action.*

**COMMISSION WALKS**

**REQUESTS FOR BOND RELEASES/REDUCTION**

## **CORRESPONDENCE**

## **MINUTES**

**For approval:**

**For distribution:**

## **PUBLIC HEARINGS**

**September 24, 2019**

- **#2019-054-AH**, Affordable housing Application, 5 North Salem Road, Kung H. Wei
- **#2019-055-REV(SP)-SR**, Special Permit Application, 351 & 353 Main Street, St.Stephen's Episcopal Church of Ridgefield.
- **#2019-056-SP-SR**, Special Permit Application, 877 Ethan Allen Hwy, WPCA & TOR