

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(REVISED)**

**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.*

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



**TOWN OF RIDGEFIELD
INLAND WETLANDS BOARD
AGENDA (REVISED)**

**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

- 1. #2019-061-REV(SP)(SR):** Revision to 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. *Owner/Applicant: Riverside Real Estate, LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling a site walk.*
- 2. Transition timeline. % IWB Chair.**

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

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



**TOWN OF RIDGEFIELD
PLANNING AND ZONING COMMISSION
AGENDA (REVISED)**

**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.*
- 3. #2019-060-VDC:** Village District Application per Section 8.3 and Section 5.1.B of the Town of Ridgefield Zoning Regulations for a building sign on a new awning "RPAC Gallery" for a property located at **410 Main Street** in the CBD Zone. *Owner: Urstadt Biddle Properties Inc. Applicant: RPAC Gallery. For receipt, discussion and action.*

4. **#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 for a property located at **137 Ethan Allen Highway** in the B-2/RAA zone. *Owner/Applicant: Riverside Real Estate, LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling a site walk.*

5. Discussion of 2020 Meeting schedule. % Chair

6. Transition timeline. % APA Chair

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