

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(REVISED)**

**Tuesday, September 24, 2019
7:30 PM –Town Hall Annex**

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

INLAND WETLANDS BOARD

Item I: #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 property 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 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 (REVISED)**

**Tuesday, September 24, 2019
7:30 PM –Town Hall Annex**

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

PLANNING AND ZONING COMMISSION

Item I: #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 property 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 close a public hearing is October 29, 2019. Owner/Applicant: St. Stephen's Episcopal Church of Ridgefield. Authorized Agent: Robert R. Jewell, Esq.*

Item II: #2019-054-AH: Affordable Housing application under Section 8-30g of the Connecticut General Statutes (Affordable Housing) to construct a Multi-family home with nine (9) units, With three (3) units to be deed restricted as affordable for a property consisting of \pm 0.43 acres located at **5 North Salem Road (Assessor's ID E14-0103)** in R-20 Zone. *Statutorily received on July 30, 2019. Site walked on September 08, 2019. 35 days to close a public hearing is October 29, 2019. Owner/Applicant: Kung H. Wei. Authorized Agent: Robert R. Jewell, Esq.*

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

**Tuesday, September 24, 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: #2019-055-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 property 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 October 29, 2019. Owner/Applicant: St. Stephen's Episcopal Church of Ridgefield. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*

NEW ITEMS

- 1.** Notification to the Town of Ridgefield for filing of an Inland Wetlands and Watercourses Application with the Town of Redding by applicant Sovereign Consulting Inc., for regulated activities within 500 feet of land within the Town of Ridgefield at 241 Ethan Allen Highway. *For possible discussion.*
- 2. #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. *Owner/Applicant: CJC Properties, LLC Christina & John Carvalho, members. For receipt.*
- 3. #2019-065-SR:** Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for expansion of a parking lot and associated activity within the regulated upland review area of wetlands ,including landscaping, retaining walls for a property located at **Assessor's ID E15-0191** in the RA zone. *Owner/Applicant: Town of Ridgefield. Authorized Agent: Jacob Muller. For receipt.*

BOARD WALKS

October 06, 2019

- #2019-061-REV(SP)-SR, 137 Ethan Allen Highway, Riverside Real Estate, LLC

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: September 03 & 10, 2019
For distribution:

PUBLIC HEARINGS

October 02, 2019

- #2019-056-SP-SR-FP, Summary Ruling Application, WPCA & TOR

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

**Tuesday, September 24, 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 property 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 close a public hearing is November 28, 2019. Owner/Applicant: St. Stephen's Episcopal Church of Ridgefield. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*
- 2. IF PUBLIC HEARING IS CLOSED: #2019-054-AH:** Affordable Housing application under Section 8-30g of the Connecticut General Statutes (Affordable Housing) to construct a Multi-family home with nine (9) units, With three (3) units to be affordable for a property consisting of ± 0.43 acres located at **5 North Salem Road (Assessor's ID E14-0103)** in R-20 Zone. *Statutorily received on July 30, 2019. Site walked on September 08, 2019. 65 days to close a public hearing is November 28, 2019. Owner/Applicant: Kung H. Wei. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*

NEW ITEMS

- 1. #2019-063-FP:** Site Plan Application for development in the Floodplain per Section 11. of the Town of Ridgefield Zoning Regulations to construct a garage, parking area and for exterior improvements to the existing building for a property consisting of ± 0.33 acres located at **33 Ethan Allen Highway** in the B-1 Zone. *Owner/Applicant: CT Property Assistance LLC. Authorized Agent: McChord Engineering Associates, Inc. For receipt*

2. #2019-066-REV(SP): Revision to a Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for expansion of the parking lot, including landscaping, retaining walls for a property located at Assesso's ID E15-0191 in a RA Zone.
Owner/Applicant: Town of Ridgefield. Authorized Agent: Jacob Muller. For receipt.

COMMISSION WALKS

October 06, 2019

- #2019-061-REV(SP)-SR, 137 Ethan Allen Hwy, Riverside Real Estate, LLC

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: September 3 & 10, 2019

For distribution:

PUBLIC HEARINGS

October 02, 2019

- #2019-056-SP-SR-FP, Special Permit and Flood Plain Application, WPCA & TOR