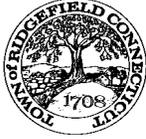


NOTE: Anyone requiring special accommodations due to disability should contact the Planning & Zoning Office at (203) 431-2766



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

Tuesday, January 03, 2017

7:30 PM—East Ridge Middle School Auditorium

10 East Ridge, Ridgefield, CT

PLANNING AND ZONING COMMISSION

- Item I:** **#2016-096-A:** Regulation Amendment Application under Section 9.2.B of the Town of Ridgefield Zoning Regulations to create a new special permit use - “**Extended Residence Care Facility**”- within the RAAA Zone. *Statutorily received on 11/01/2016. Public hearing scheduled to commence on 1/03/2017. 35 days to close public hearing is 02/07/2017. Applicant: Mountainside (Matthew Eakin, Executive Vice President) Authorized Agent: J. Casey Healy, Esq. of Gregory and Adams, P.C.*
- Item II:** **#2016-104-SP:** Special Permit under Section 9.2.A of the Town of Ridgefield Zoning Regulations to approve the establishment of an Extended Residence Care Facility on property encompassing the following four parcels: (i) **162 Old West Mountain Road (Assessor’s ID C12-0004)**; (ii) parcel across the street from the 162 Old West Mountain Road parcel, which parcel does not have a street address (**Assessor’s ID C12-0016**); (iii) parcel abutting the 162 Old West Mountain Road parcel to the north, which parcel does not have a street address (**Assessor’s ID C12-0069**) and (iv) **150 Old West Mountain Road (Assessor’s ID C12-0003)**; all four parcels being in the RAAA Zone. *Statutorily Received 11/09/2016. Public hearing scheduled to commence on 01/03/2017. 35 days to close public hearing is 02/07/2017. Owners: Jennifer Nobandegani and Katis Realty Company. Applicant: Mountainside (Matthew Eakin, Executive Vice President). Authorized Agent: J. Casey Healy, Esq. of Gregory and Adams, P.C.*

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

Tuesday, January 03, 2017

7:30 PM—East Ridge Middle School Auditorium

10 East Ridge, Ridgefield, CT

* Following Public Hearing Agenda

PENDING ITEMS

NEW ITEMS

BOARD WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval:

For distribution:

PUBLIC HEARINGS

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

Tuesday, January 03, 2017

7:30 PM—East Ridge Middle School Auditorium

10 East Ridge, Ridgefield, CT

*Following Inland Wetlands Board agenda

PENDING ITEMS

1. **IF PUBLIC HEARING IS CLOSED: #2016-096-A:** Regulation Amendment Application under Section 9.2.B of the Town of Ridgefield Zoning Regulations to create a new special permit use- **“Extended Residence Care Facility”**- within the RAAA Zone. *Statutorily received on 11/01/2016. Public hearing commenced on 01/03/2017. If public hearing closed on 01/03/2017, 65 days for a decision is 03/09/2017. Applicant: Mountainside (Matthew Eakin, Executive Vice President). Authorized Agent: J. Casey Healy, Esq. of Gregory and Adams, P.C.. For discussion and action.*
2. **IF PUBLIC HEARING IS CLOSED: #2016-104-SP:** Special Permit under Section 9.2.A of the Town of Ridgefield Zoning Regulations to approve the establishment of an Extended Residence Care Facility on property encompassing the following four parcels: (i) **162 Old West Mountain Road (Assessor’s ID C12-0004)**; (ii) parcel across the street from the 162 Old West Mountain Road parcel, which parcel does not have a street address (**Assessor’s ID C12-0016**); (iii) parcel abutting the 162 Old West Mountain Road parcel to the north, which parcel does not have a street address (**Assessor’s ID C12-0069**) and (iv) **150 Old West Mountain Road (Assessor’s ID C12-0003)**; all four parcels being in the RAAA Zone. *Statutorily received on 11/01/2016. Public hearing commenced on 01/03/2017. If public hearing closed on 01/03/2017, 65 days for a decision is 03/09/2017. Owners: Jennifer Nobandegani and Katis Realty Company. Applicant: Mountainside (Matthew Eakin, Executive Vice President). Authorized Agent: J. Casey Healy, Esq. of Gregory and Adams, P.C. For discussion and action.*

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For Approval:

For Distribution:

PUBLIC HEARINGS

January 3, 2017

- **#2016-096-A**, Regulation Amendment Application, **Extended Residence Care Facility, Mountainside** (*Matthew Eakin, Executive Vice President*).
- **#2016-104-(SP), 2016-104-(SP)**, Special Permit, **162 Old West Mountain Road, 150 Old West Mountain Road, Old West Mountain Road (Assessor's ID C12-0069), and Old West Mountain Road (Assessor's ID C12-0016)**, *Jennifer Nobandegani and Katis Realty Company*

January 10, 2017

- **#2016-109-A**, Regulation Amendment Application, definitions for **“Brewery and Brew Pub”** and new special permit use - **“Brewery or Brew Pub”**, *Riverside Real Estate, LLC*.
- **#2016-113-SP**, Special Permit Application, **“Brewery and Brew Pub”**, *Riverside Real Estate, LLC*